



Seller's List of Property Upgrades for 1214 Cook St., Ramona

Solar Information:

- Two solar systems 24 panels each for a total of 48 panels
- Solar edge (ground mount) peak generation 8Kw
- Tesla (roof mount) peak generation 6.6Kw
- Total generation 14.6Kw
- Able to add two EV chargers
- NEMS II true up
- Ground mount solar \$288.59 fixed monthly for 25 years. Installed 2024
- Roof mounted solar paid at COE. Installed 2013
- Electric panel upgraded 2013

Induction stove top

R-17 level insulated walls, attic and floor. All walls are 2x6 vice the regular 2x4 exterior.

Heat pump HVAC original, newer A/C condenser

Water heater, one for the entire house with instant hot meter.

Pellet stove in living room

Full RV site on side yard: Electrical (30 amp) / water / sewer

7/2021 Replaced roof

6/2022 Upstairs bathroom shower installed

7/2022 All bathrooms upgraded in main house

8/2022 Bosch dishwasher

8/2022 Kitchen remodeled

9/2022 LG Refrigerator

5/2026 New back deck and front porch

Tina Wright

REALTOR

(760) 703-6318

TinaWrightRealtor@gmail.com

www.TinaWrightRealtor.com