

15589 Rainbird Road FAQs



Dimensions:

3700 Square Feet

4.72 Acres

4 Bedrooms

4 Bathrooms

4 Car Garage

The Best, most Unique trait of the property:

The view, hands down. None of the other homes on this ridge or in the area over look the valley and the mountains. The hill in front of us is lower than then our house. All of the other houses have their view blocked by the immediate hill. The image of the house shows how the hill rises up and blocks the view. I've spent many mornings eating my breakfast at the table and enjoy the fog rolling in. We've also enjoyed many evenings watching the sun drop to the west while enjoying a glass a wine. I've also had astronomy parties where my friends and I setup our telescopes and enjoy the night sky. We've also watched a number of meteor showers from our property.

Solar:

Purchased from Solar Home in Victorville Ca. Solar Home is no longer in business.

Installed in 2013, The system is fully paid for.

The system is a grid tied battery backup

The system is grid tied using a net metering plan. As of August, our true up balance, due in December, is \$500. This is even with the air conditioning running 24/7.

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It consists of:

Two Xantrex XW4548 Inverters

Three Xantrex MPPT60 Charge Controllers

Originally, the battery bank was an 390 amp hour AGM battery. This battery failed and are considered fragile. I opted for going with lead acid batteries. They last a lot longer and have a watering system to reduce maintenance time.

Originally, only 36 Mitsubishi 255 watt panels were installed. One was damaged by hail in 2016. Solar Home sent a warrantee replacement but it has not been installed because the damaged one still produces power. The plan is the swap it out if the original finally fails due the water getting in the pv cells. The new panel is in the shed by the solar array. As of 2026, it still functions. The power produced by the panels has fallen off so 12 more were added in 2018 to increase power production.

In the event of a blackout, the battery backup portion powers the master bedroom, the TV in the media room, the Starlink internet, Two outlets in the garage to keep freezers going. And last, the well pump. There are times when we don't notice power outages and only realize it when the microwave clock blinks due to an outage.

One of the inverters was damaged from an electrical spike in 2018. I became aware of the problem when SDG&E said my bill for the month was \$1200. That just goes to show you how much the solar saves. There is a repair facility "Mark Snyder", <https://www.marksnyderelectric.com/> in Poway California. He repaired the inverter for \$1800. The break wasn't a result of a bad product, it was just bad luck. Mark states that these inverters are as good as it gets and they should always be repaired when feasible. The XW line has been discontinued.

The setup is future proof in that the ground mount is universal and can handle new panels. The wire from the array to the garage is 4/0 gauge wire so higher voltages and amps can be run through it. The wire is stranded copper.

In the event the solar system needs to be replaced, I would move to 620 watt dual face panels matched to a SolArk 15k system. It also can provide battery backup in the event of power failures. It's about \$5000 but it has the charge controllers built in so you can replace 5 of the boxes in the garage with just the 1 SolArk box. <https://www.solar-electric.com/sol-ark-sa-15k-pre-wired-hybrid-inverter-system.html>

Electrical:

The property has 400 amp service. At the meter, the power is split 200 amps to the house and 200 amps to the secondary panel, which is driven by the battery backup. The electrical lines are laid out so that a barn could be easily built as a sub panel is already present at the barn location.

There is also an RV port that can shelter RVs up to 13.5 feet in height. There is an RV electrical panels on the shed that provides 20, 30 and 50 amp power to RVs. The wire from the barn sub panel to the RV post is wired for 50 amps.

AC/Heating:

The system is a Rheem with three zones. The system is in very good shape. The blower motor was replaced two years ago. The control board was replaced about 8 years ago after an

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SDG&E surge. One of the features of this unit is that replacement parts are inexpensive. The control board for this unit is ~\$100 on Amazon. The OEM motor replacement was a few hundred. New units are designed to be replaced, not repaired. For example, new control boards for AC units are over \$9000. The vendor, A&B Air Conditioning and Heating, who maintains our AC is and states this Rheem is a great unit and should not be replaced. A&B's



contact information is Dustin Wood, 619-820-2082 for repair and maintenance services. They are top tier.

Well:

The well is 960 feet with the static water level around 720 feet. This well has NEVER gone dry. Wells on Barona Mesa have a reputation for going dry in drought years. Our well is situated over a rift on the earth with supplies water from the valley below us. When the well was new and tested, it pushed 100 gallons a minute. Even now, the water flows like a fire hose.

The deep well was replaced in 2007. I believe its a Gould, but Ramona Pump and Supply replaced it last and would know what to replace it with in the event of failure.

The pressure pump diaphragm failed last year. Ramona Pump and Supply replaced it along with the pressure switch. They went through all of it and said it's working great.

The pressure pump used to go out every few years. I put a dog loo over the pump. The current pump has lasted much longer. The dust up here affects pumps and the dog loo keeps the dust off the pump. However, in the event the pressure pump fails, there is a new pump in the shed by the solar array. There are also two used pumps ready to go. I believe one of the used pumps had it's seals replaced and is also ready to go. In the event a new pump is needed, you can get them from <https://store.waterpumpsupply.com/flwacjsemust.html>. Get the highest horse power you can.

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Septic:

There is a large, two chamber cement septic tank. It's only been pumped once, but the septic service said there was no reason to pump it as it was functioning exceptionally well due to the size of the leech field. There is an iron loop that indicates where the septic hatches are.



Trees:

There is a small pistachio grove. There is also a line of fruiting olives. Far enough away not to be a problem with the mess. There are also umbrella pines. They produce pine nuts. We were in Florence Italy and felt the climate was similar so we planted things that grew well in Italy.

There was a lawn when the house was built. During the last drought, it was allowed to die off. The new owner can decide of turf, astro turf or rocks.

The green house was built but not really used. It has grow lamps and a exhaust fan. There are extra components in the event something breaks.

Arena:

It was removed and the panels transported to Texas. It will be used for shade cover for cattle. The bottom of the panels had rusted in the 23 years it was out there. So we made the decision to remove all the panels, but leave the support poles in place. There are six metal poles that will be there for putting up a new arena. Six 24 foot panels are placed between those poles

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and the rest of the arena's curve is implemented using 12 foot panels. 4 or 5 rail panels could be used.