

PROPERTY INFORMATION SHEET

2031 Jenna Place | Escondido, CA 92029

POOL & SPA

Pool installation: 1994.

Pool resurfacing: Seller indicates resurfacing occurred within the last couple of years; exact date not provided.

Water treatment: Chlorine.

Heating: Gas and solar.

Equipment: Variable-speed pump reportedly replaced within approximately the last year.

ROOF & SOLAR

Roof: Seller reports approximately 80% of the roof was redone about 15 years ago, including a lift-and-relay project. Exact scope and dates to be verified.

Solar system: Approximately 7.5 kW; 24 panels; work performed by Baker Electric approximately 15 years ago. Seller reports the system is performing well for its age.

Electric utility true-up: Seller reports annual SDG&E; true-up amounts ranging from approximately \$300 to \$1,200, averaging around \$800. Actual usage and charges vary.

WATER & UTILITIES

Water bills: Seller reports summer water bills around \$350 per month, with lower bills in winter.

Water filtration: No water softener. Reverse osmosis filtration in kitchen also supplies refrigerator.

Refrigerator: Ice maker is not working.

FIREPLACES & HVAC

Fireplaces: Two fireplaces; seller indicates they can accommodate gas or wood burning. Buyer to verify configuration and permitted use.

HVAC: Two zones: upstairs and downstairs. System age and recent upgrades unknown.

LANDSCAPING & OUTDOOR FEATURES

Irrigation: Irrigation system serving the landscaping.

Pool service: Approximately \$150 per month.

Landscaping service: Approximately \$250 per month; weekly service.

Koi pond: Koi pond with waterfall and river-like water feature; seller describes a 4-foot dimension (exact measurement not specified).

Outdoor entertaining: Covered outdoor entertainment deck with hanging/drop lighting extending from the bar area.

ADDITIONAL DETAILS

Windows and sliding doors: Seller reports original windows and sliding doors.

Warranties/service contracts: Transferability not confirmed.

Supporting documents: Recent utility bills, service records, roof/solar documentation, and warranties have not been provided with this sheet.

Important agent note: All information above is seller-reported, approximate where indicated, and provided for convenience only. Buyer and buyer's representatives should independently investigate and verify property condition, systems, permits, utility costs, and included/excluded items. Solar panel conveyance should be specifically confirmed in writing, as the draft listing agreement identifies solar panels/pool solar among excluded items. The final purchase agreement controls inclusions and exclusions.