

HOMEOWNER MAINTENANCE & SERVICE GUIDE

17552 S. MESA DRIVE | PAUMA VALLEY

This guide has been thoughtfully prepared by the homeowners to help the next owners enjoy and maintain the property. All costs are approximate and subject to change.

QUARTERLY & ANNUAL MAINTENANCE

Quarterly

Pest Control

- Lloyd Pest Control
- 800-223-2847
- Approx. \$178 per service
- Last serviced: June 2026

Annually

Termite Inspection & Service

- Lloyd Pest Control
- Approx. \$323
- Last serviced: June 2026
- Termite Clearance Provided by Adios Pest Control 7/20/2026

Backflow Testing

- Yuima Water
- Sergio Pedroza
- 760-638-6625
- Approx. \$90
- Last completed: June 2026

Generac Standby Generator

- Annual maintenance recommended
- Last owner maintenance: January 2025

As-Needed Services

Septic Service

- Center Septic
- 760-749-0402
- Last pumped: October 2023
- Approximate cost: \$500

Propane

- Fallbrook Propane
- 760-728-9353
- Owned 500-gallon propane tank
- Last filled: July 16, 2026
- Approximate fill cost: \$320
- Tank last certified: October 4, 2022
- Certification cost: Approximately \$100

HOME SYSTEMS & SERVICE PROVIDERS

Spa

- Hot Springs Spas & BBQ
- 951-698-3115
- Last serviced: July 2026

Tree Care

- Davey Tree Experts
- 619-229-5000

HVAC

- Air Crafts – Valley Center
- 760-802-4649
- New HVAC system installed October 2024

Roofing

- Resilient Roofing
- 619-501-2138
- Owens Corning 50-year roof installed **November 2022**

Water Filtration & Softener

- Superior WaterBoy
- 858-679-2200
- Installed **November 2023**
- Both systems automatically regenerate every **Wednesday at 2:00 AM** (approximately two hours).

Kitchen & Bathroom Remodel

- MTZ Custom Cabinets & Granite/Quartzite Countertops
- Joe Martinez
- 760-915-2057
- Completed **May 2023**

Flooring

- Tri-City Carpet
- San Marcos
- 760-724-5595

Solar System

- Installed by New Leaf Electric
- 619-743-6676
- Solar lease managed through Mosaic / Solar Servicing.

Standby Generator

- Installed by Skelly Electric
- 760-480-4400

Tankless Propane Water Heater

- Installed and serviced by
- Skelly Electric
- 760-480-4400

HELPFUL HOMEOWNER NOTES

Mail Delivery

- There is no mail delivery to the residence.
- A Post Office Box is required.

Pauma Valley Post Office
16160 Highway 76
Pauma Valley, CA 92061
- Hours: Monday–Friday: 10:00 AM – 4:00 PM / Closed weekends
- PO Boxes remain accessible 24 hours a day, 7 days a week.

Pellet Stove

- The sellers recommend Lignetics wood pellets for the cleanest burn and least ash.
- Available at:
- Hank’s Hardware in Temecula
- The sellers recommend purchasing in bulk (approximately 25 bags at a time).

Included with the Home

- The sellers will leave all owner's manuals, operating guides, and available documentation for the home's systems and appliances for the buyer's convenience.

MONTHLY SERVICES & UTILITIES

DUE DATE	SERVICE	PROVIDER	APPROX. COST
3rd of each month	Solar Lease Payment	Solar Servicing 866-493-6367	\$223.74
5th of each month	EDCO Trash & Recycling	760-744-2700	\$109.98
15th of each month	VC Wireless Internet	760-749-0828	\$89.95
20th of each month	Yuima Water	760-742-3704	\$112.00

Trash Collection Note

- Trash, recycling, and green waste carts must be taken down to the corner of South Mesa Drive & Deacon Drive for weekly pickup

Disclaimer

The information contained in this guide has been provided by the homeowners as a courtesy and is intended for informational purposes only. Service providers, maintenance schedules, costs, utility expenses, and recommendations are approximate and subject to change. Buyers are encouraged to independently verify all information and establish maintenance schedules and service providers that best meet their needs.

