BUYER INFORMATION

6 Briarglenn

Aliso Viejo, CA 92656 | Frequently Asked Questions

01 When was the roof replaced?

The asphalt-shingle roof was replaced on August 12, 2022, by Sierra Roof Inc.

02 Does the roof have a warranty?

Yes. Registered under a GAF Golden Pledge Limited Warranty, registration #4502242. Coverage and transferability are subject to GAF's terms and conditions.

03 Has the property received termite clearance?

Yes. Section One Termite Clearance from Premium Termite & Pest Control of OC; work completed September 12, 2026.

04 Has the home been repiped?

Yes. The home was repiped with CPVC piping by the previous owner.

05 When were the heating and air-conditioning systems replaced?

The central air-conditioning condenser and furnace are estimated to have been replaced in 2015 by the previous owner.

06 What type of water heater does the property have?

A tankless water heater installed in 2021.

08 / OTHER IMPROVEMENTS

2021	200-amp electrical panel; Tesla charger
2021	Hardwood flooring on staircase and second level
2021	Hot tub; dishwasher
2022	Oven range
2023	Refrigerator; patio infrared heaters

JIMMY REED
949.303.7701 | jimmy@reedteamhomes.com
reedteamhomes.com | CA DRE #01263988

ENERGY & COMMUNITY

Solar & HOA details

6 Briarglenn, Aliso Viejo | Frequently Asked Questions

07 / DOES THE PROPERTY HAVE SOLAR PANELS?

Yes. Two separate solar systems total 28 panels and approximately 9.13 kW of system capacity.

Sunrun

18 panels | 5.13 kW

Installed February 7, 2018
Approximately 8.5 years old

Estimated production
6,600 kWh/year

Leased; approx. $18,000 buyout

Seller to buy out the lease at closing, with no ongoing lease obligation for the buyer.

Solar Optimum

10 panels | 4.0 kW

Installed August 17, 2022
Approximately 4 years old

Estimated production
4,700 kWh/year

Financed; approx. $22,000 balance

Seller to pay off the loan at closing, with no ongoing financing obligation for the buyer.

Both systems are intended to transfer fully owned at closing, subject to completion and confirmation of the seller's buyout and payoff obligations.

09 / WHAT ARE THE HOA DUES?

Glenwood Terrace Community Association	**$175/month**
Aliso Viejo Community Association (AVCA)	**$160/quarter**
Combined monthly equivalent	**$228.33**

Property details reflect the supplied FAQ. Buyer to verify details and applicable terms.

JIMMY REED
949.303.7701 | jimmy@reedteamhomes.com
reedteamhomes.com | CA DRE #01263988