Property FAQ

2912 Estancia, San Clemente, CA

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When was the roof replaced?
Replacement date is unknown. Routine roof maintenance has been carried out over the years.

Is there Heating and Cooling?
Yes. Central Heating and Central Air Conditioning.

When was the water heater replaced?
The water heater was replaced in March 2018.

Has the home been treated for pests?
Yes, the sellers have maintained a contract with ChemFree for annual non-toxic termite inspections and control, with annual maintenance documented.

What bathroom improvements were made?
Primary and guest bathrooms were remodeled in 2015. The guest bathroom near the kitchen was remodeled in 2021.

What kitchen improvements were made?
Kitchen remodeled in 2015, including granite counters, backsplash, sink, faucet, stovetop, disposal and exterior vent. New dishwasher in 2024; drawers, cupboards and crown molding in 2025.

What other systems were updated?
Windows updated 2015-2020; Aquios water softener and filtration system installed August 2015.

OTHER IMPROVEMENTS

2015	Pool variable-speed pump, plumbing and electrical.
2015	Kitchen, Primary Bathroom and Guest Bathroom Remodeled.
2016	Solar System Installed
2018	Landscape overhaul and drip irrigation. New Water Heater.
2021	Renovated Bathroom (next to kitchen)
2022	New kitchen sink faucet. New Pool Vac V-Flex.
2023	New Washing Machine
2024	Pool and spa mastic replaced. New dishwasher.
2025	Updated Kitchen Cabinets and Drawers, and Crown Molding.
2026	Installed 120 ft of low voltage wire for night lighting in the back yard, and 3 new trees.
2026	New Samsung Dryer. Interior of Home repainted

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DOES THE PROPERTY HAVE SOLAR PANELS?

Yes. The property has an owned, roof-mounted solar system that will convey with the property.

System	Semper Solaris
Number of Panels	21 panels
Installed	2016 | ~10 years old
Reported Production	Approx. 934 kWh/month | 11,208 kWh/year
Net Metering	Yes | Annual true-up approx. $780
Ownership	Owned; no outstanding financing or solar payment
Transfer	System conveys with property; no transfer fee reported
Installation	Roof-mounted; brackets bolted to roof
Warranty	SunPower panels; Maxeon warranty support referenced
Maintenance Agreement	None reported

WHAT ARE THE HOA DUES?

Forster Ranch	$168.35 / Per Month

Property details reflect information supplied by the seller.
Buyer to verify all details, association fees, solar documentation and applicable terms.

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