

# Solar Inspection Certificate



## Sprk Certified Solar Home

Address: 1250 S. Main St. Phoenix, AZ 85008

Sqft: 2,450

Built: 2001

Client: John Doe

Inspection Date: 8/15/2023

Inspection Time: 11:30 AM

Weather: Sunny, 97° F



08/15/2023

214806117



**John Tyler**  
Home Inspector



**Checklist  
Inspections**

☎ (480) 361-8120

✉ office@checklistaz.com

# Solar System Grade

# A

This inspection and report is not a warranty, guarantee or insurance policy for the inspected solar system or home.

# Solar Inspection Report







## Solar System

8.1 kW

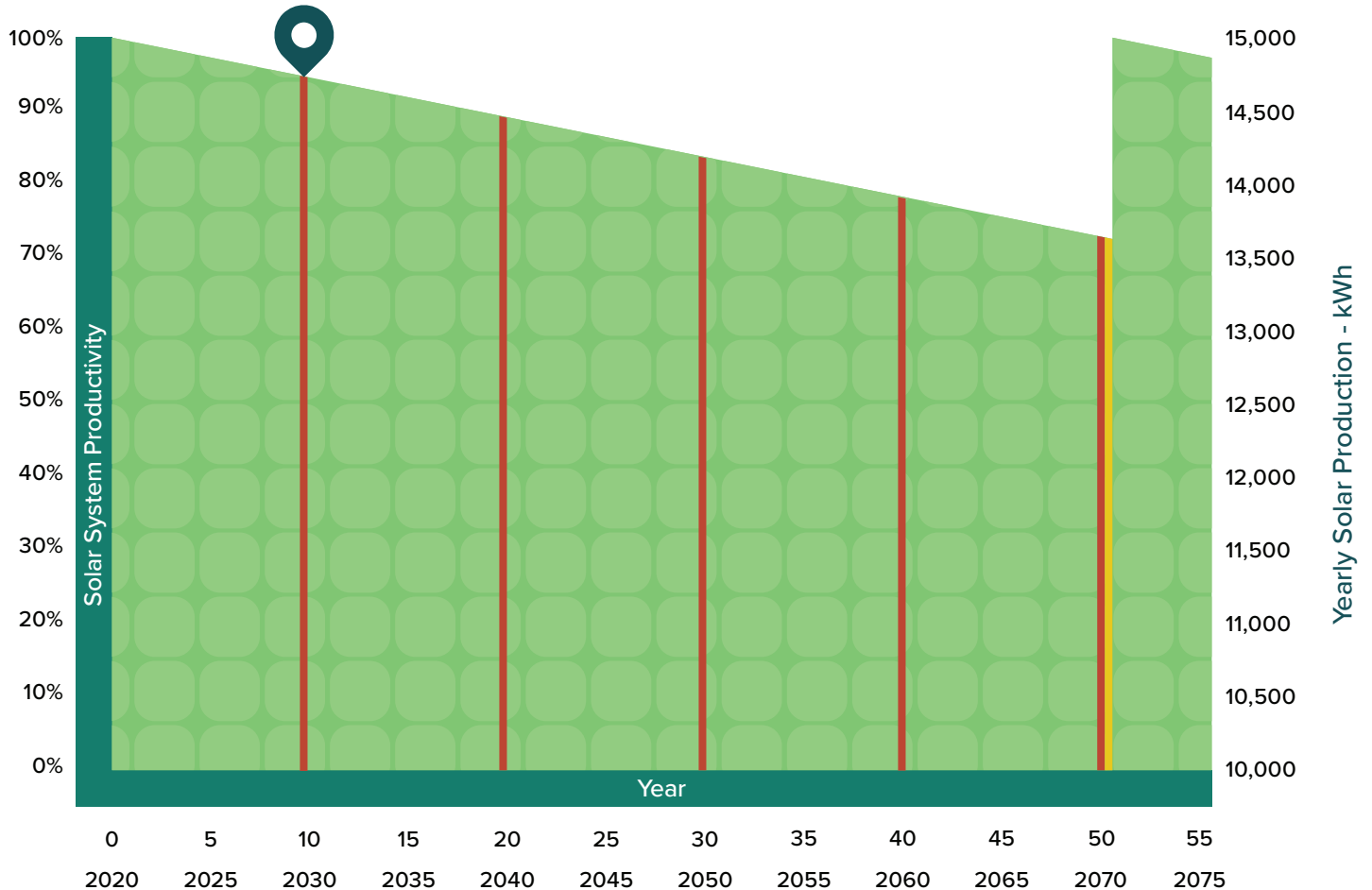
93%

A

		Score	Grade															
	<div>Solar System Remaining Life</div> <div>Page 3</div>	93%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>F</td></tr></table>	Excellent	Good	Fair	Poor	Fail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	B	C	D	F
Excellent	Good	Fair	Poor	Fail														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
A	B	C	D	F														
	<div>Solar Energy Production</div> <div>Page 4</div>	95%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>F</td></tr></table>	Excellent	Good	Fair	Poor	Fail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	B	C	D	F
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A	B	C	D	F														
	<div>Solar Energy Storage</div> <div>Page 5</div>	83%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>F</td></tr></table>	Excellent	Good	Fair	Poor	Fail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	B	C	D	F
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A	B	C	D	F														
	<div>Safety and Quality</div> <div>Page 6-7</div>	89%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>F</td></tr></table>	Excellent	Good	Fair	Poor	Fail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	B	C	D	F
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## Life Cycle of a Solar System



### SYMBOL

Inverter Replacement Interval



Panels Replacement Interval



Current year



## Remaining Life

**4 Years**  
Solar Panels

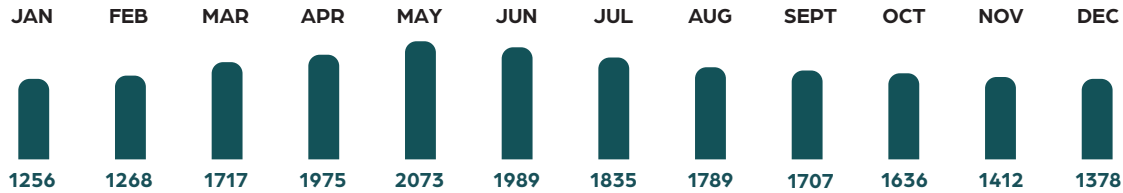
**97%**

**4 Years**  
Solar Inverter

**70%**



## EXPECTED MONTHLY SOLAR PRODUCTION (kWh's)



Year Expected Production: **14,500 kWh's**

### Solar Production Health

Measured energy output per year in kWh 13,500

**SCORE 90%**



### Solar Panel Orientation Optimization

Southern	2	4%
Western	21	45%
Eastern	18	40%
Northern	5	11%

**SCORE 94%**



### Solar Monitoring

Solar equipped with monitoring

☒ Yes ☐ No

**SCORE 100%**



### Solar Breaker Size

Actual Expected

25 25

**SCORE 100%**



### Solar Inverter

Solar system size 8,100 watts

Inverter size 6,600

Actual solar to inverter(s) ratio 80%

Inverter type String

**SCORE 75%**





## Battery Storage

Does the home have backup energy?

- ☐ No  
☒ Partial home  
☐ Full home

**SCORE**

**60%**



## Battery Storage Information

Battery installation date	2022
Battery age	1 year
Battery manufacturer	Tesla
Battery warranty	10 years
Remaining warranty	9 years
Battery storage capacity	13 kWhs
Battery count	1
Total battery storage capacity	13 kWhs



## Net Metering

Solar equipped with utility net metering?

- ☒ Yes  
☐ No

**SCORE**

**100%**





## Solar Breaker and Conduit Labeled

Solar breaker labeled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solar conduit labeled?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>50%</b>



## Solar Label on Exterior of Electrical Panel

Electrical panel labeled for solar?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



## Solar Panel Clamps

Any loose solar panel clamps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



## Solar Wire Management

Any solar wires touching the roof?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>







## Fire Code Setbacks

Fire code setback violations?

☐ Yes  
☒ No

SCORE

100%



## Pest Proofing

Pest proofing installed?

☐ Yes  
☒ No

SCORE

0%



## Solar Panels with Broken Glass

Broken solar panels?

☐ Yes  
☒ No

SCORE

100%



## Other Visible Damage

Other solar system damage?

☐ Yes  
☒ No

SCORE

100%



## COMMENTS



## Solar System Details

Solar System Size	
Installation Date	
Age of Solar System	
Annual kWh Production	
Annual Market Value of Energy Produced	
Monthly Market Value of Energy Produced	
Monthl Market Value	

## Solar System Details

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth				
Solar Panel Count				
Panel Wattage				
Array Size in kW				
Solar Panel Manufacturer				
Solar Warranty				
Year 1 kWh Production				
Number of Inverters				

## Inverter Details

Inverter Details	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type				
Inverter Manufacturer				
Inverter Age				
Inverter Wattage				
Original Inverter Warranty				
Remaining Warranty Time				
Monitoring Access				

## Solar Installer Details

Solar Installer	
Still in Business	
Workmanship Warranty	
Phone Number	
Email	





# BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



OWNED SOLAR  
WITH LOAN

TRANSACTION GUIDE

## PHASE 1: COLLABORATE DURING ESCROW

### STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
  - Solar Loan, installation agreements and equipment warranties, etc.

### STEP 2: LEARN ABOUT SOLAR HOME

- ☐ Order Solar Inspection and Home Energy Reports from a Sprk Certified Home Inspector in the inspection phase
  - Learn if solar is fully functional and in good condition and negotiate repairs if necessary
  - Discover expected home energy expenses with solar on the home

### STEP 3: DECIDE HOW TO TRANSFER THE SOLAR

- ☐ Negotiate with the Seller how to handle the balance of the solar loan, Options:
  - Seller pays off, Buyer pays off or Buyer assumes the loan

### STEP 4: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation and confirm loan payoff or assumption with the Escrow Officer, Loan Officer, and Appraiser
  - If the solar loan will be paid off: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payoff
  - If the Buyer will assume the solar loan, confirm with the Loan Officer this won't affect the Buyers home loan qualification
  - If the Buyer will assume the solar loan, contact the loan company to:
    - Check credit and qualify to assume the loan
    - Sign loan assumption agreement
    - Set up loan payments
- ☐ Confirm with Escrow Officer prior to final walkthrough that the UCC Filing will be lifted for the close of escrow
- ☐ Get solar monitoring login info from Seller at or prior to the final walkthrough
- ☐ Schedule to take over electric utility services
  - When possible, transfer the existing net metering agreement into your name

## PHASE 2: CONNECT AFTER CLOSE OF ESCROW

### STEP 5: OPTIMIZE YOUR SOLAR HOME

- ☐ Set up solar monitoring app or portal and connect solar to your WiFi to track solar production
- ☐ Contact Solar Installer
  - For help connecting the solar monitoring to your new WiFi network
  - To take over any installation and equipment warranties
  - To troubleshoot any solar problems found during the solar inspection
- ☐ Use the Home Energy Report to optimize your new home for your energy preferences
- ☐ Save digital copies of all solar documentation in a secure cloud folder for future reference
- ☐ To maximize solar production and longevity, have the solar inspected at least on a bi-annual basis

### SOLAR DOCUMENTATION

- |   |   |
|---|---|
| <input type="checkbox"/> State solar disclosure documentation(where applicable) | <input type="checkbox"/> Battery Warranty                   |
| <input type="checkbox"/> Solar Loan Agreement                                   | <input type="checkbox"/> Sprk Reports: Home Energy Report / |
| <input type="checkbox"/> Solar Installation Agreement                           | Listing Report / Solar Inspection Report                    |
| <input type="checkbox"/> Electricity Utility Net Meter/Billing Agreement        | / Solar Appraisal Report                                    |
| <input type="checkbox"/> Solar Panel Warranty                                   |   |
| <input type="checkbox"/> Solar Inverter Warranty                                |   |