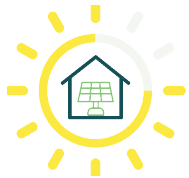


Solar Listing Report

ADDRESS: 2124 S Miller Ave. Mesa, AZ 85210

SOLAR OFFSET SCORE



98%

SOLAR POWERED HOME

ESTIMATED UTILITY BILL



\$21

AVERAGE ELECTRIC BILL

COMPARED TO SIMILAR HOMES THIS HOME SAVES



\$245

MO/ENERGY SAVINGS



\$24,000

10 YEARS ELECTRICITY

Interactive Web Report



Scan to Personalize

Sprk Certified Home

08/15/2023 - 214806117



LISTING AGENT



Jeff Bentley
REALTOR®



(214) 695-4949
jdbentley27@yahoo.com

SPRK CERTIFIED INSPECTOR



John Tyler
Home Inspector

**Checklist
Inspections**

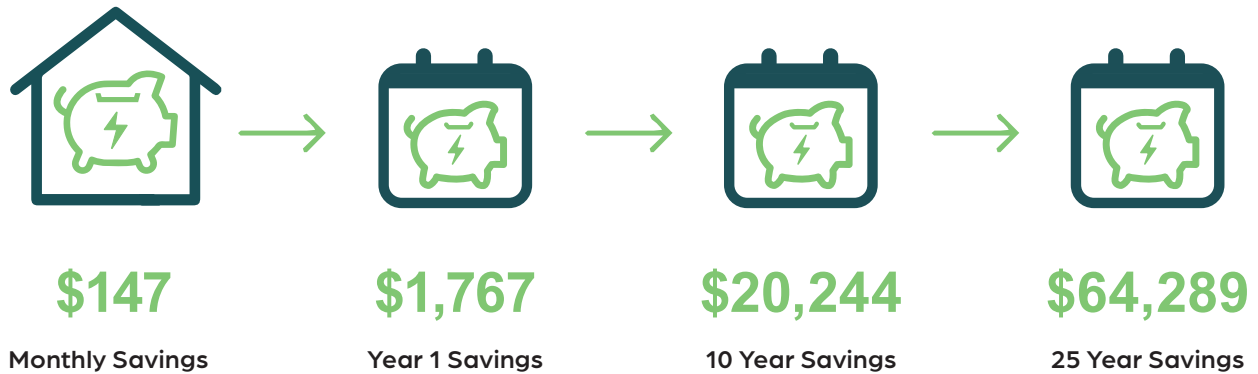
(480) 361-8120
office@checklistaz.com

WHAT'S INSIDE

Solar Impact Summary.....	Pg. 2
Home Energy Profile.....	Pg. 3
Energy Savings Plan.....	Pg. 4
Installed Solar System.....	Pg. 5
Installed Solar Details.....	Pg. 6
Green Feature Details.....	Pg. 7
Projected Savings Table.....	Pg. 8
Solar Transfer Guides.....	Pg. 9

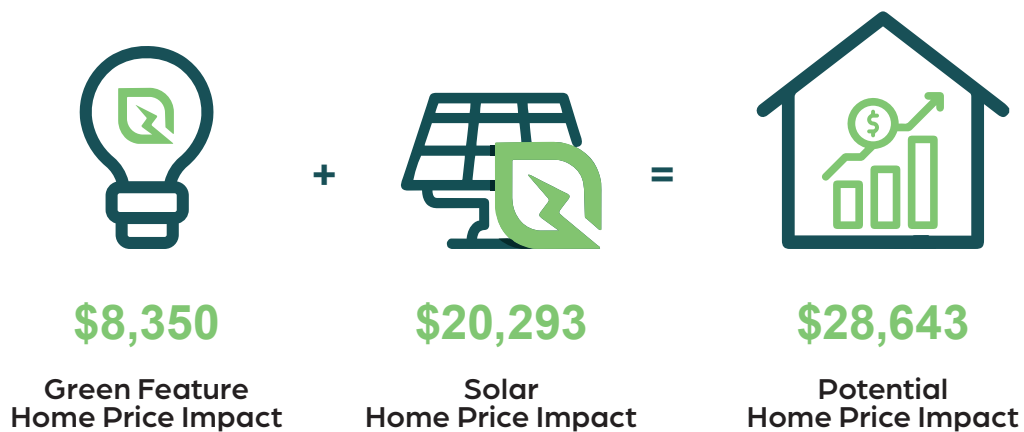
Solar Impact Summary

PROJECTED ENERGY SAVINGS OVER TIME



Expected Home Energy Savings resulting from the Solar and Green Features on the home.

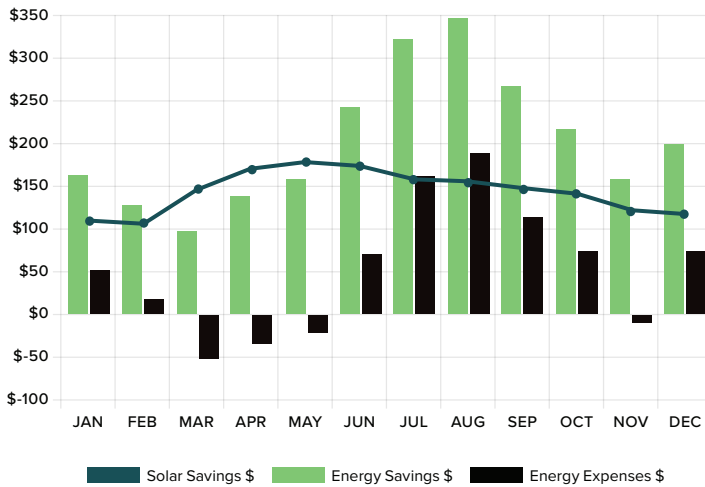
POTENTIAL HOME PRICE IMPACT



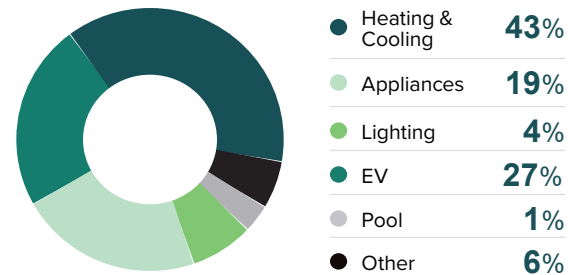
Potential Home Price impact when the Solar and Green Features on the home are owned outright .

Home Energy Profile

ENERGY EXPENSES & SAVINGS



MY ENERGY USAGE



ANNUAL ENERGY USAGE

15,500 kWh's

WHAT'S IMPACTING THIS HOME'S ENERGY

BUILDING

- Built: 2004
- 4 Bed
- 2 Story
- 1,300 sq.ft.
- Single Family Residence
- 2 Bath
- Heat type: Natural Gas

ENERGY

- LED Lighting: 100%
- EV Charger: 1
- Energy Monitor: No
- Solar Panels: 21
- Battery Storage: Yes
- Ceiling Fans: 6

WINDOWS

- 12
- Double Pane

COMFORT

- AC Temp: 70 °
- AC Months: 7
- Heat Temp: 68 °
- Heat Months: 3
- 4 People

APPLIANCES

- Fridge/Freezer: 2
- Microwave: 1
- Dishwasher: 1
- Freezer: 1
- Oven: Gas
- Stove: Electric
- Washer & Dryer

ATTIC

- Cellulose
- 10"
- R-35
- Whole House Fan: No

THERMOSTAT

- Programmable
- 1 Unit

HVAC

- Central
- 2 Units
- 18 Seer

POOL

- Yes
- Variable Speed Pump
- Heater: Solar
- Spa: No

WATER HEATER

- Electrical
- 50 Gal
- 1 Unit

The Energy Savings Plan

GREEN HOME RATING



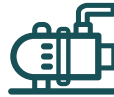
ESTIMATED MONTHLY SAVINGS



Smart Thermostats

☒ Installed ☐ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add:



Variable Speed Pool Pump

☐ Installed ☒ Add

Monthly Savings: **\$27**
Green Rating: **2%**
Estimate to Add: **\$2,781**



High Efficiency Water Heater

☐ Installed ☒ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add: **\$2,781**



LED Lighting

☒ Installed ☐ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add:



Electric Vehicle Charger

☐ Installed ☒ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add: **\$500**



Battery Storage

☐ Installed ☒ Add

Monthly Savings: **\$19**
Green Rating: **5%**
Estimate to Add: **\$1,500**



Energy Consumption Monitoring

☐ Installed ☒ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add: **\$1,350**



Ceiling Fans

☒ Installed ☐ Add

Monthly Savings: **\$19**
Green Rating: **5%**
Estimate to Add:



High Efficiency Attic Insulation

☒ Installed ☐ Add

Monthly Savings: **\$27**
Green Rating: **10%**
Estimate to Add:



High Efficiency Windows

☒ Installed ☐ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add: **\$1,350**



Whole House Fan

☒ Installed ☐ Add

Monthly Savings: **\$27**
Green Rating: **5%**
Estimate to Add: **\$500**

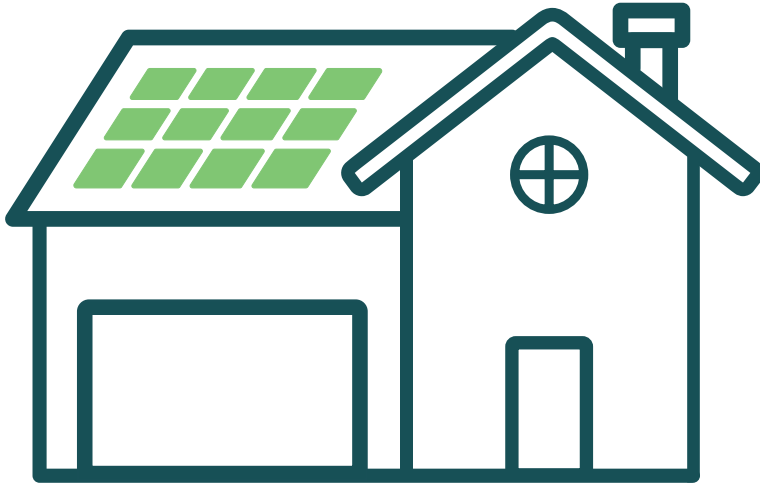


High Efficiency HVAC

☒ Installed ☐ Add

Monthly Savings: **\$19**
Green Rating: **5%**
Estimate to Add: **\$1,500**

Installed Solar System



SOLAR OFFSET SCORE



71%

SOLAR POWERED HOME

SOLAR OWNERSHIP METHOD

Owned with a Loan

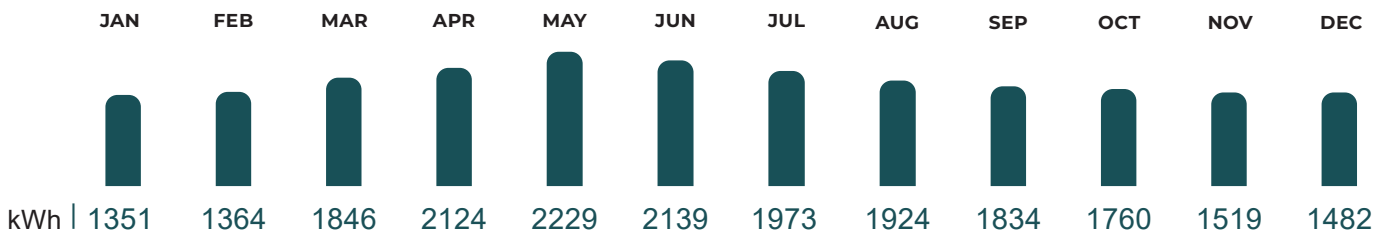
SYSTEM SIZE

15.30 kW

SYSTEM AGE

7.2 years

ESTIMATED MONTHLY SOLAR PRODUCTION



MONTHLY SOLAR PAYMENT

\$140

MONTHLY SOLAR SAVINGS

\$245

ENERGY SAVED SINCE INSTALL



\$35,400

Solar installed in 2012

POTENTIAL HOME PRICE IMPACT*

\$25,495

* If the solar system is owned outright.

Installed Solar Details

Solar System Details		Inverter Details	
Solar System Size		Inverter Type	
Installation Date		Inverter Manufacturer	
Age of Solar System		Inverter Age	
Annual kWh Production		Inverter Wattage	
Annual Market Value of Energy Produced		Original Inverter Warranty	
Monthly Market Value of Energy Produced		Remaining Warranty Time	

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				

Solar Installer Details	
Business Name	
Still in Business	
Installer Warranty	
Phone Number	
Email	

Solar Finance Details	
Financial Vehicle	
Payment Amount	
Highest Payment Amount	
Pay Off Amount	
Initial Term Length	
Remaining Term Length	
Loan APR %	
Lease Annual Increase %	
Company Name	
Phone	
Email	

Green Feature Details

Green Feature	Count	Type	Rating	Savings
Smart Thermostat				
Ceiling Fans				
High Efficiency Attic Insulation				
High Efficiency Windows				
Whole House Fan				
High Efficiency HVAC System				
Variable Speed Pool Pump				
High Efficiency Water Heater				
Solar System				
Electric Vehicle Charger				
Home Battery Storage				
Energy Consumption Monitoring				

Battery Details	
Battery Type	
Battery Manufacturer	
Battery Install Date	
kWh Battery Storage Capacity	
Battery Count	
Original Battery Warranty	
Battery Value	

Projected Green Feature Savings

Year	Utility Power	Solar Production	Rated Solar Output	Monthly Utility Savings	Annual Utility Savings
1			100.0%		
2			99.5%		
3			99.0%		
4			98.5%		
5			98.0%		
6			97.5%		
7			97.0%		
8			96.5%		
9			96.0%		
10			95.5%		
			10 Year Green Feature Savings		
11			95.0%		
12			94.5%		
13			94.0%		
14			93.5%		
15			93.0%		
16			92.5%		
17			92.0%		
18			91.5%		
19			91.0%		
20			90.5%		
21			90.0%		
22			89.5%		
23			89.0%		
24			88.5%		
25			88.0%		
			25 Year Green Feature Savings		
30			85.5%		
35			83.0%		
40			80.5%		
45			78.0%		
50			75.5%		
			50 Year Green Feature Savings		



SELLER'S CHECKLIST

HOW TO SELL A SOLAR HOME (STEP BY STEP)



PHASE 1: PREPARE

PRIOR TO LISTING HOME FOR SALE

STEP 1: COLLECT SOLAR DOCUMENTATION

- ☐ Gather the solar documentation
 - Solar lease/PPA, installation agreements and equipment warranties, etc.
- ☐ Get a Sprk Listing Report and Solar Inspection Report

STEP 2: NOTIFY SERVICE PROVIDERS

- ☐ Contact solar lease/PPA company
 - Request a solar system purchase amount
 - Request a lease/ppa agreement prepayment amount
 - Get the lease/PPA agreement assumption instructions
- ☐ Contact electric utility for transfer instructions
- ☐ Locate & update solar monitoring in preparation for transfer

STEP 3: MARKET SOLAR HOME

- ☐ Decide if seller will buyout the solar or if the Buyer will assume it
- ☐ Adjust home price IF the solar will be transferred to buyer as owned solar
- ☐ Highlight solar size(kW), age and savings in listing
- ☐ Attach Listing Report/Green Home Tour to listing sites and marketing materials

PHASE 2: COLLABORATE

ONCE PURCHASE CONTRACT IS SIGNED

STEP 4: SHARE SOLAR DOCUMENTATION

- ☐ Send the Buyer the following:
 - Solar disclosure docs, lease/PPA agreement, Sprk Reports, Buyer Transfer Checklists
 - Solar lease/ PPA purchase and prepayment amounts, and assumptions instructions
- ☐ Notify the lease/PPA company of agreement intent, and request a 45-day payoff or prepayment amount
- ☐ Provide Appraiser solar documentation and make note IF the solar will be conveyed as owned
- ☐ Notify Escrow Officer how the lease/PPA will be resolved and provide all solar documentation
- ☐ Keep electric utility connection active until Buyer transfer is complete
- ☐ Share solar monitoring login with Buyer

PHASE 3: CONVEY

AT CLOSE OF ESCROW

STEP 5: TRANSFER SOLAR TO BUYER

- ☐ Confirm lease/PPA agreement assumption or payment is complete, and UCC lien released through escrow
- ☐ Transfer electricity utility services into Buyer's name

SOLAR DOCUMENTATION

- ☐ State solar disclosure documentation (where applicable)
- ☐ Solar Lease/PPA Agreement
- ☐ Solar Installation Agreement
- ☐ Electricity Utility Net Meter/Billing Agreement
- ☐ Solar Panel Warranty
- ☐ Solar Inverter Warranty
- ☐ Battery Warranty
- ☐ Sprk Reports: Home Energy Report / Listing Report / Solar Inspection Report / Solar Appraisal Report



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



LEASED / PPA
SOLAR

TRANSACTION GUIDE

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
 - Solar Lease or Solar PPA, 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 make note of repairs for solar company
 - Compare solar lease/PPA monthly payments against monthly solar savings
 - Learn about solar lease/PPA remaining payments and if they are expected to increase
 - 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 remainder of the solar lease/PPA, Options:
 - Decide whether the lease/PPA will be prepaid, bought out, or assumed by the Buyer

STEP 4: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation and confirm lease/PPA prepayment, buyout or assumption with the Escrow Officer, Loan Officer, and Appraiser
 - If the solar lease/PPA will be bought out or Prepaid: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payment
 - If the Buyer will assume the solar lease/PPA, confirm with the Loan Officer if that will impact their ability to qualify for the home loan
 - If the Buyer will assume the solar lease/PPA, Complete the solar lease/PPA transfer process by:
 - Submitting credit application or assumption fee
 - Signing the lease/PPA assumption agreement
 - Setting up lease/PPA payment terms
- ☐ 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 lease/PPA company
 - For help connecting the solar monitoring to your new WiFi network
 - 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 Lease/PPA 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 | |