

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

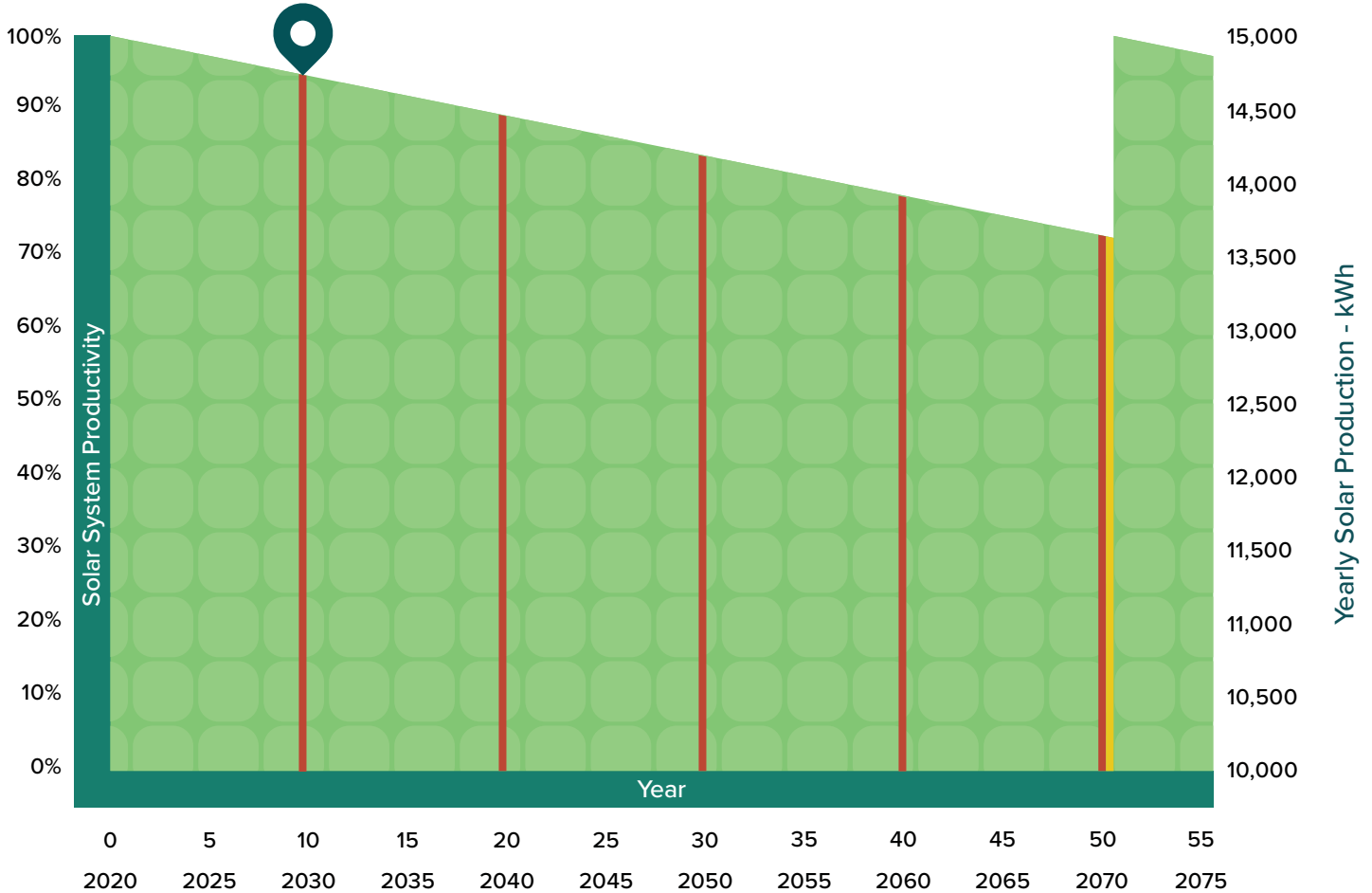
93%




A

		Score	Grade														
 <p>Solar System Remaining Life Page 3</p>	93%	<table border="1"> <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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 <p>Solar Energy Production Page 4</p>	95%	<table border="1"> <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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 <p>Solar Energy Storage Page 5</p>	83%	<table border="1"> <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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 <p>Safety and Quality Page 6-7</p>	89%	<table border="1"> <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



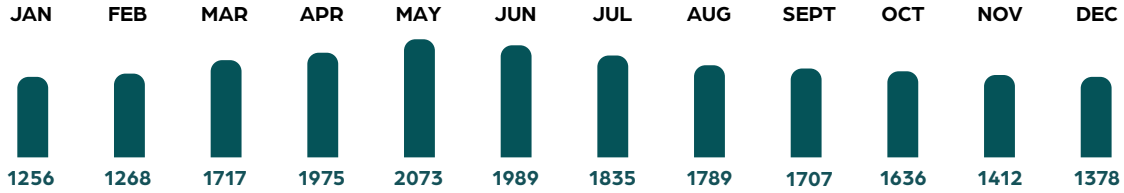
SYMBOL	
Inverter Replacement Interval	
Panels Replacement Interval	
Current year	

Remaining Life

4 Years Solar Panels	4 Years Solar Inverter
97%	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
SCORE	50%

Solar Label on Exterior of Electrical Panel

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



Solar Panel Clamps

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

Solar Wire Management

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





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 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 #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 / Listing Report / Solar Inspection Report / Solar Appraisal Report |
| <input type="checkbox"/> Solar Installation Agreement | |
| <input type="checkbox"/> Electricity Utility Net Meter/Billing Agreement | |
| <input type="checkbox"/> Solar Panel Warranty | |
| <input type="checkbox"/> Solar Inverter Warranty | |