

# 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

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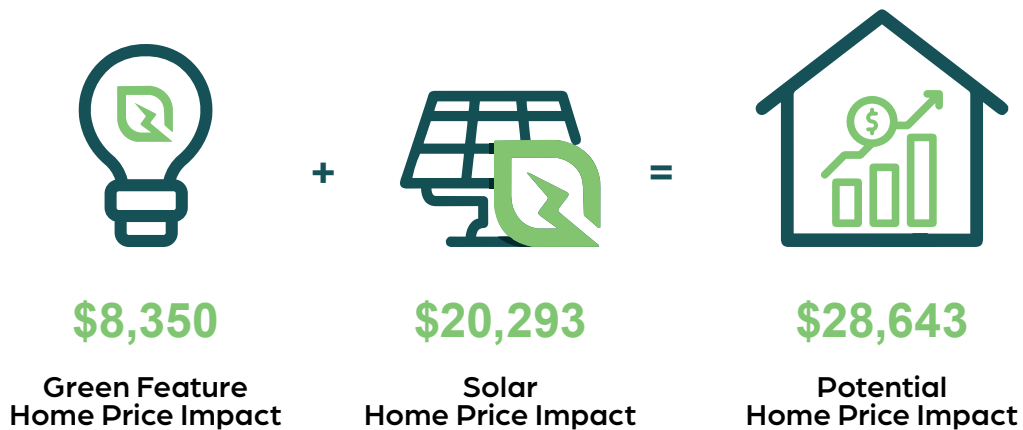
# Solar Impact Summary

## PROJECTED ENERGY SAVINGS OVER TIME



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

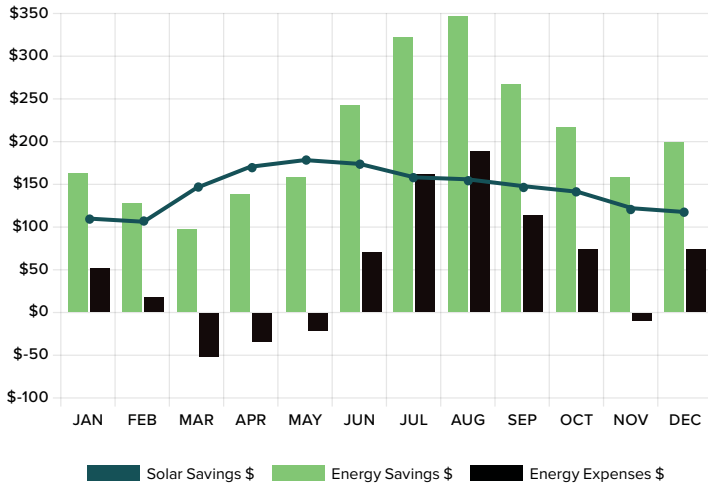
## POTENTIAL HOME PRICE IMPACT



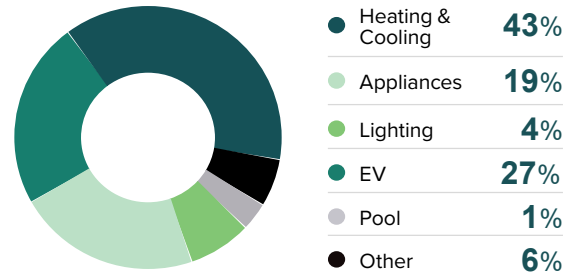
Potential Home Price impact when the Solar and Green Features on the home are owned outright .

# Home Energy Profile

## ENERGY EXPENSES & SAVINGS



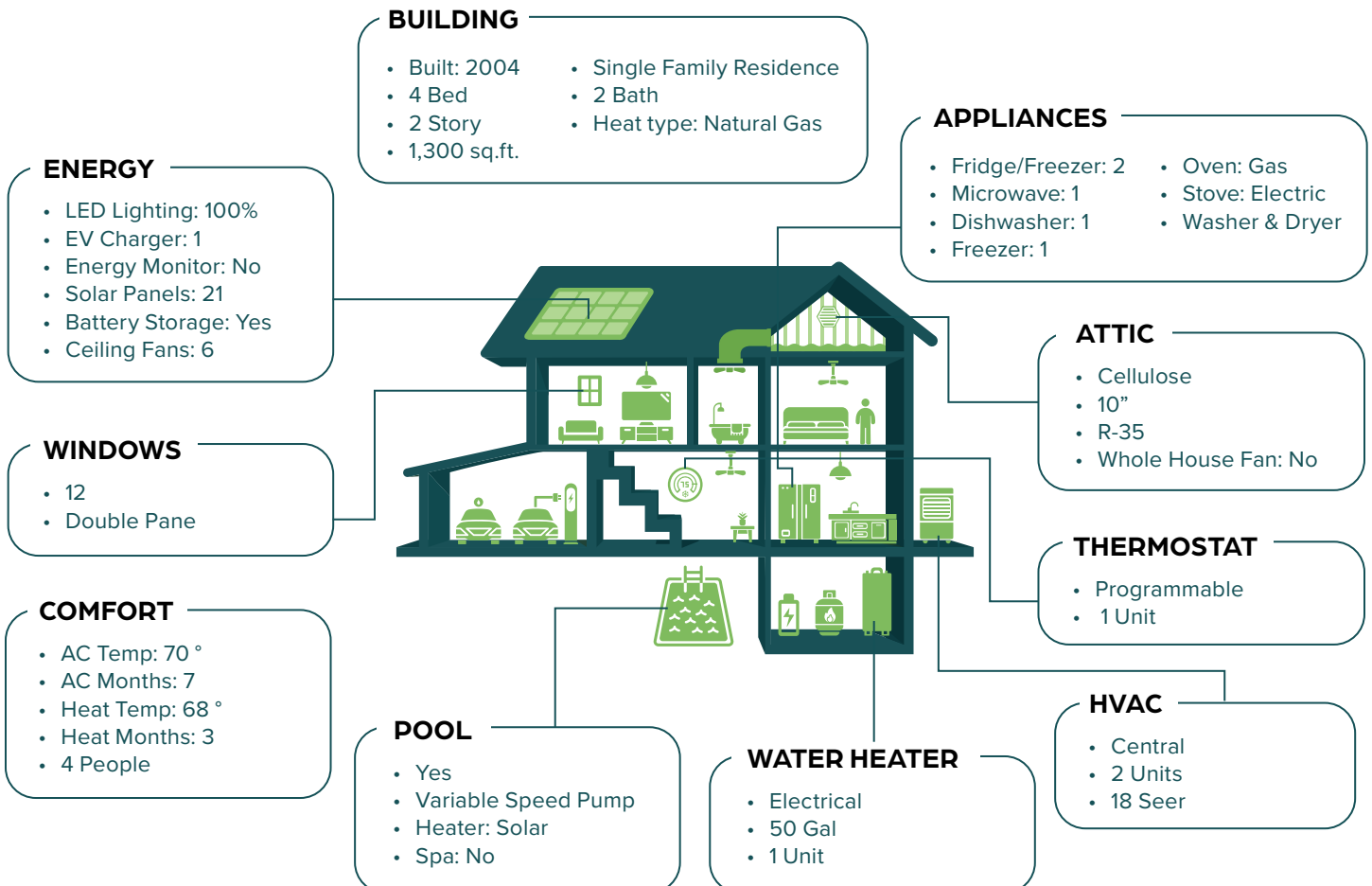
## MY ENERGY USAGE



## ANNUAL ENERGY USAGE

**15,500 kWh's**

## WHAT'S IMPACTING THIS HOME'S ENERGY



# The Energy Savings Plan

**GREEN HOME RATING**

**89%**

**ENERGY EFFICIENT**

**ESTIMATED MONTHLY SAVINGS**

**\$12**  
Green Feature Savings

**\$0**  
Solar Savings

**\$12**  
Total 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

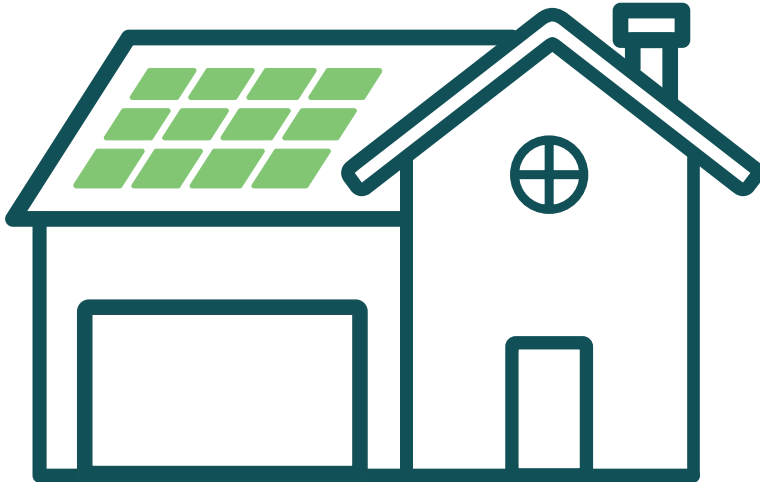


**High Efficiency HVAC**

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**

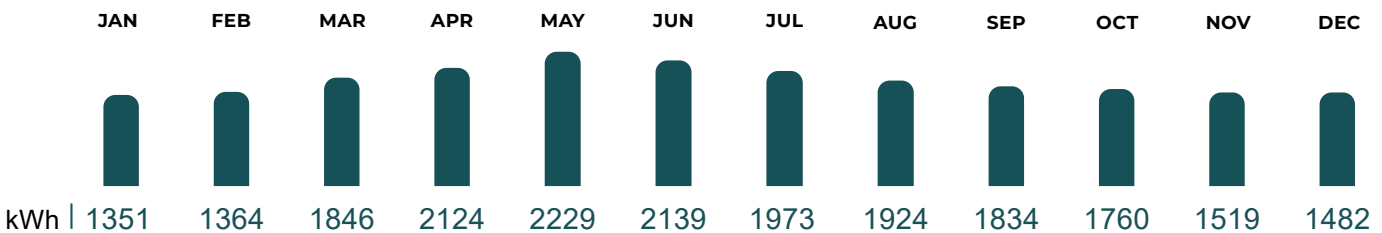
## SYSTEM SIZE

**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%		
			<b>10 Year Green Feature Savings</b>		
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%		
			<b>25 Year Green Feature Savings</b>		
30			85.5%		
35			83.0%		
40			80.5%		
45			78.0%		
50			75.5%		
			<b>50 Year Green Feature Savings</b>		



# 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 / 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                                |   |