







# Solar Inspection Report



## Solar System

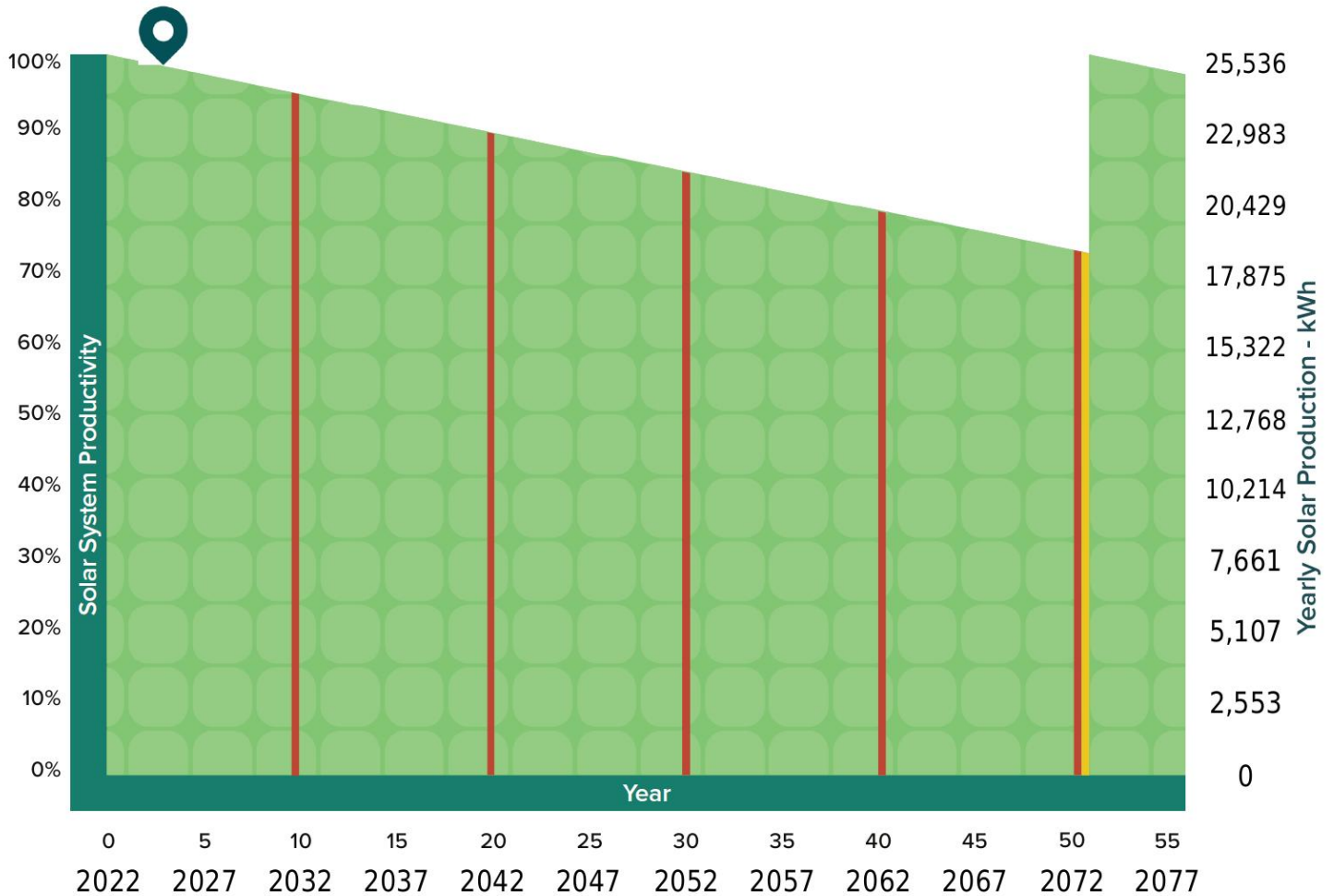
15.3kW 96%

A

|   |                                     | Score   | Grade                    |                          |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
|---|-------------------------------------|---|--------------------------|--------------------------|------|------|------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|---|---|---|---|
|  <p><b>Solar System Remaining Life</b><br/>Page 3</p> | 98%                                 | <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 |
| 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                        |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
|  <p><b>Solar Energy Production</b><br/>Page 4</p>    | 98%                                 | <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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| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
| A   | B                                   | C   | D                        | F                        |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
|  <p><b>Solar Energy Storage</b><br/>Page 5</p>       | 80%                                 | <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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| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
| A   | B                                   | C   | D                        | F                        |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |
|  <p><b>Safety and Quality</b><br/>Page 6-7</p>       | 96%                                 | <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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| A   | B                                   | C   | D                        | F                        |      |      |      |                                     |                                     |                          |                          |                          |   |   |   |   |   |



## Life Cycle of a Solar System



| SYMBOL                        |  |
|-------------------------------|--|
| Inverter Replacement Interval |  |
| Panels Replacement Interval   |  |
| Current year                  |  |

## Remaining Life

**48 years**

Solar Panels

**96%**

**7 years**

Solar Inverter

**70%**



## EXPECTED MONTHLY SOLAR PRODUCTION



Year Expected Production: **25,537 kWh**

### Solar Production Health

Measured energy output per year in kWh: **24,669 - 28,959 kWh**

**SCORE** 100%



### Solar Panel Orientation Optimization

|          |    |     |
|----------|----|-----|
| Southern | 25 | 58% |
| Western  | 18 | 42% |
| Eastern  | 0  | -   |
| Northern | 0  | -   |

**SCORE** 100%



### Solar Monitoring

Solar equipped with monitoring

Yes  No

**SCORE** 100%



### Solar Breaker Size

| Actual | Expected |
|--------|----------|
| 60     | 60       |

**SCORE** 100%



### Solar Inverter

|                                   |        |       |
|-----------------------------------|--------|-------|
| Solar system size                 | 15,265 | watts |
| Inverter size                     | 11,400 |       |
| Actual solar to inverter(s) ratio | 134%   |       |
| Inverter type                     | Other  |       |

**SCORE** 80%





### Battery Storage

Does the home have backup energy?

- No
- Partial home
- Full home

**SCORE** 0%

### Battery Storage Information

|                                |   |
|--------------------------------|---|
| Battery installation date      | - |
| Battery age                    | - |
| Battery manufacturer           | - |
| Battery warranty               | - |
| Remaining warranty             | - |
| Battery storage capacity       | - |
| Battery count                  | - |
| Total battery storage capacity | - |

### 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<br><input type="checkbox"/> No |
| Solar conduit labeled? | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <b>SCORE</b>           | <b>100%</b>  |



### Solar Label on Exterior of Electrical Panel

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



### Solar Panel Clamps

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



### Solar Wire Management

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





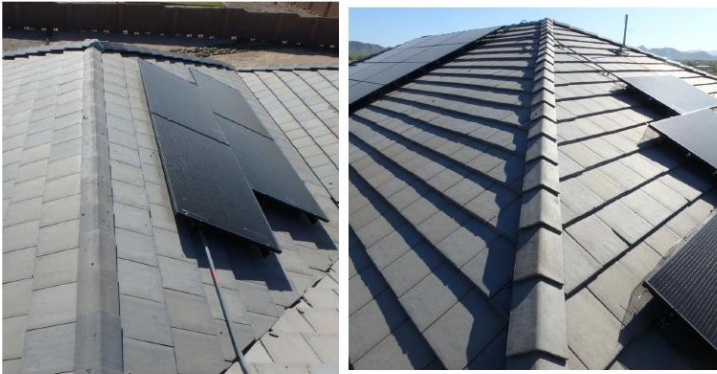
### Fire Code Setbacks

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

The solar system appears to be in good operating order. Recommend installing more pest prevention measures to protect solar components and avoid nesting damage. Recommend removing the debris beneath the panels to maintain system longevity and protect roof integrity. Recommend scheduling annual system inspections for preventative maintenance and performance verification.



| Solar System Details                    |            |
|---|------------|
| Solar System Size                       | 15.27 kW   |
| Installation Date                       | 2022       |
| Age of Solar System                     | 3 years    |
| Annual kWh Production                   | 25,537 kWh |
| Annual Market Value of Energy Produced  | \$3,882    |
| Monthly Market Value of Energy Produced | 2,128 kWh  |
| Monthly Market Value                    | \$323      |

| Solar System Details     | Solar Array #1 | Solar Array #2 | Solar Array #3 | Solar Array #4 |
|--------------------------|----------------|----------------|----------------|----------------|
| Solar Azimuth            | South          | West           | -              | -              |
| Solar Panel Count        | 25             | 18             | -              | -              |
| Panel Wattage            | 355            | 355            | -              | -              |
| Array Size in kW         | 8.88           | 6.39           | -              | -              |
| Solar Panel Manufacturer | Longi Solar    |                | -              | -              |
| Solar Warranty           | 25             | 25             | -              | -              |
| Year 1 kWh Production    | 16,339 kWh     | 9,585 kWh      | -              | -              |
| Number of Inverters      | 1              | 1              | -              | -              |

| Inverter Details           | Inverter #1 | Inverter #2 | Inverter #3 | Inverter #4 |
|----------------------------|-------------|-------------|-------------|-------------|
| Inverter Type              | String      |             |             |             |
| Inverter Manufacturer      | SolarEdge   |             |             |             |
| Inverter Age               | 3 years     |             |             |             |
| Inverter Wattage           | 11,400 W    |             |             |             |
| Original Inverter Warranty | 10 years    |             |             |             |
| Remaining Warranty Time    | 7 years     |             |             |             |
| Monitoring Access          | Yes         |             |             |             |

| Solar Installer Details |                       |
|-------------------------|-----------------------|
| Solar Installer         | Solar Optimum         |
| Still in Business       | No                    |
| Workmanship Warranty    | 25 years              |
| Phone Number            | +18188043122          |
| Email                   | info@solaroptimum.com |

# BUYERS GUIDE STEP-BY-STEP

## 5 STEPS TO BUY A SOLAR HOME

### Phase 1: Collaborate

- Step 1: Obtain** solar information from Seller
- Step 2: Learn** about the solar home
- Step 3: Decide** how to transfer the solar
- Step 4: Finalize** solar transfer details

### Phase 2: Connect

- Step 5. Optimize** Your Solar Home

## PHASE ONE: COLLABORATE AFTER HOME PURCHASE CONTRACT IS SIGNED

### Step 1: Obtain solar information from Seller

- Share this Step-By-Step Guide with your agent
- Obtain from Seller or generate your own:
  - Green Home Transaction Certificate and Green Home Buyer report link
  - The solar loan agreement and any other solar documentation

### Step 2: Learn about solar home

- Review Green Home Buyer Report
- Review solar documentation
- Share the Green Home Transaction Certificate with:
  - Real Estate Agent
  - Title/Escrow Agent
- Order a Solar Inspection Certificate from a Sprk Certified Home Inspector
- Order a Green Home Appraisal Certificate from Sprk Certified Loan Officer

### Step 3: Decide how to transfer the solar

- Decide with the Seller how to handle the balance of the solar loan

### Step 4: Finalize solar transfer details

- If paying off a solar loan: decide if Buyer or Seller is funding the loan payout
- If assuming the solar loan, contact the loan company to:
  - Check credit to qualify for loan
  - Sign loan assumption agreement
  - Set up loan payments
- Confirm with escrow agent the Seller has requested the UCC Filing be lifted for the close of escrow

## PHASE TWO: CONNECT AFTER THE CLOSE OF ESCROW

### Step 5: Optimize your solar home

- Contact the electricity utility company to:
  - Transfer service into your name, rather than shutting off electricity
  - Transfer the existing net metering agreement into your name
- Get solar monitoring info from Seller
- Connect solar monitoring to your wifi
- Contact solar installer to troubleshoot any solar issues
- Leverage Sprk Green Home Energy/Buyer Report to optimize your new home
- Clean solar panels annually

## DOCS SOLAR DOCUMENTS

- Solar Loan Agreement
- Solar Installation Agreement
- Electricity Utility Net Meter/Billing Agreement
- Solar Panel Warranty
- Solar Inverter Warranty
- Battery Warranty
- Green Home Reports from Sprk: Energy/Buyer Report / Transaction Certificate / Inspection Certificate / Appraisal Certificate