

Solar Inspection Certificate



Sprk Certified Solar Home



Year Built: 2003
Home Size: 1247 sq. feet
Client:
Inspection Date: May 03, 2025
Inspection Time: 10-11 AM
Weather: Sunny, 85 F

[REDACTED] Litchfield Park, AZ 85340

9312354308

May 03, 2025



Eddie Ceaser
Home Inspector



**National Property
Inspections**

☎ (623) 337-8872
✉ eddie@azinspector.com
AZ Lic. #81245

**Solar
System
Grade** **B**

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





Solar Inspection Report



Solar System

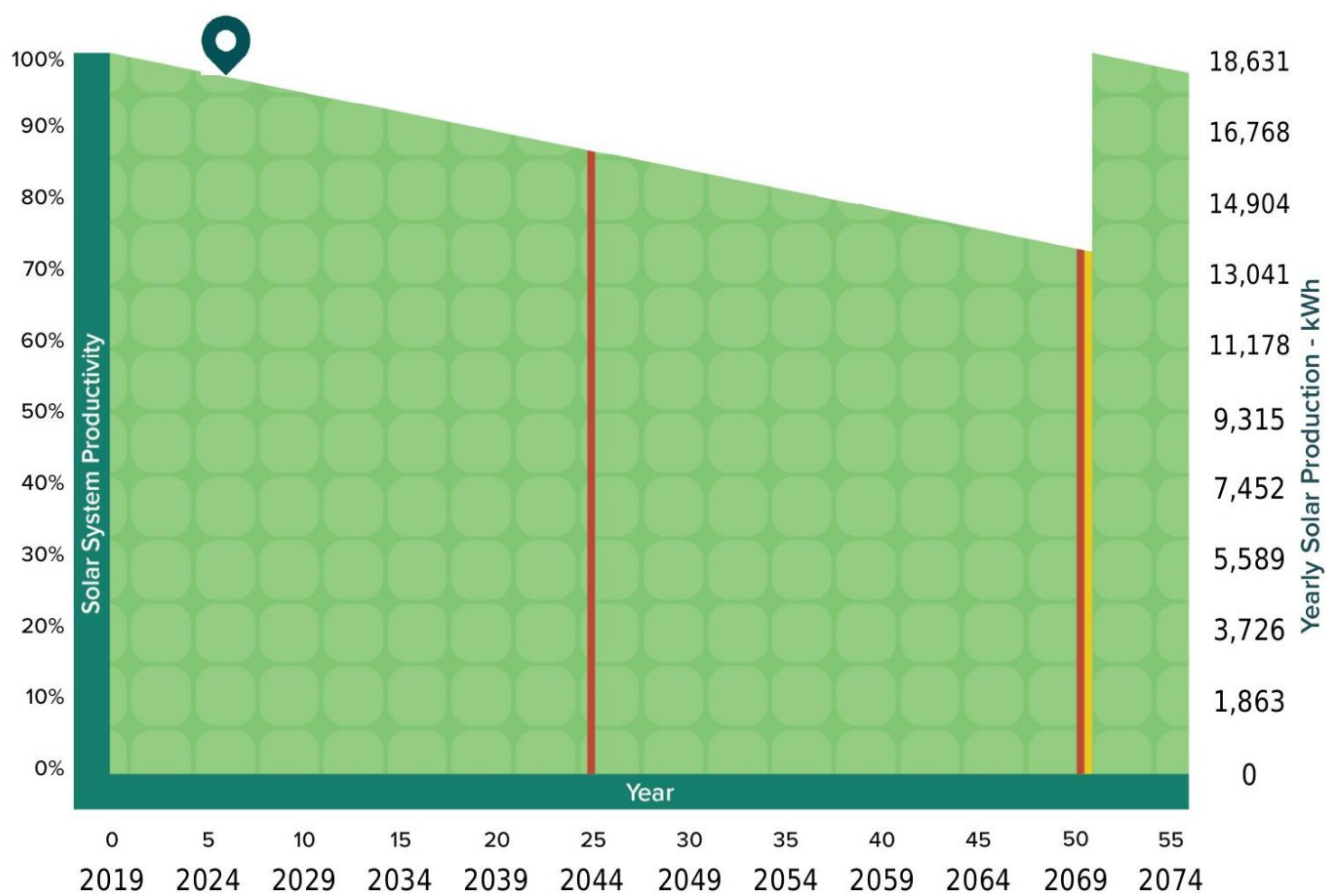
12.8kW 83%

B

		Score	Grade															
	Solar System Remaining Life Page 3	94%	<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														
	Solar Energy Production Page 4	67%	<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 type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A	B	C	D	F
Excellent	Good	Fair	Poor	Fail														
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>														
A	B	C	D	F														
	Solar Energy Storage Page 5	80%	<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
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														
	Safety and Quality Page 6-7	94%	<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														



Life Cycle of a Solar System



SYMBOL

Inverter Replacement Interval



Panels Replacement Interval



Current year



Remaining Life

44 years

Solar Panels

88%

20 years

Solar Inverter

80%



Solar Energy Production

GRADE: D

SCORE: 67%

EXPECTED MONTHLY SOLAR PRODUCTION



Year Expected Production: 18,631 kWh

Solar Production Health

Measured energy output per year in kWh 3,499 - 4,108 kWh

SCORE 19%



Solar Panel Orientation Optimization

Southern	0	-
Western	24	75%
Eastern	8	25%
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 12,800 watts

Inverter size 350

Actual solar to inverter(s) ratio 100%

Inverter type Other

SCORE 100%





Solar Energy Storage

GRADE: B

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%





Safety and Quality

GRADE: A

SCORE: 94%

Solar Breaker and Conduit Labeled

Solar breaker labeled? ☒ Yes
☐ No

Solar conduit labeled? ☐ Yes
☒ No

SCORE 50%



Solar Label on Exterior of Electrical Panel

Electrical panel labeled for solar? ☒ Yes
☐ No

SCORE 100%



Solar Panel Clamps

Any loose solar panel clamps? ☐ Yes
☒ No

SCORE 100%



Solar Wire Management

Any solar wires touching the roof? ☐ Yes
☒ No

SCORE 100%





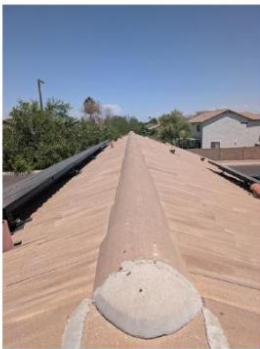
Fire Code Setbacks

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%



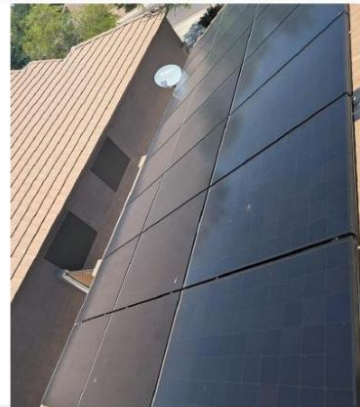
Other Visible Damage

Other solar system damage?

☐ Yes
☒ No

SCORE

100%



COMMENTS

The solar system is only functioning at a fraction of what it is able to produce. It is recommend to have a solar professional diagnosed by a licensed solar professional to determine the exact reason for the low production. The most likely reason is the solar inverters are not functioning correctly or the larger part of the system wiring has been disconnected at some point. These inverters are most likely still under warranty from the manufacturer and it is recommended to contact the installer for support in getting the system fully operational.



Solar System Details

Solar System Size	12.80 kW
Installation Date	2019
Age of Solar System	6 years
Annual kWh Production	18,631 kWh
Annual Market Value of Energy Produced	\$2,832
Monthly Market Value of Energy Produced	1,553 kWh
Monthly Market Value	\$236

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	West	East	-	-
Solar Panel Count	24	8	-	-
Panel Wattage	400	400	-	-
Array Size in kW	9.60	3.20	-	-
Solar Panel Manufacturer			-	-
Solar Warranty	25	25	-	-
Year 1 kWh Production	14,400 kWh	4,800 kWh	-	-
Number of Inverters	1	1	-	-

Inverter Details	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type	Micro			
Inverter Manufacturer	Enphase			
Inverter Age	5 years			
Inverter Wattage	350 W			
Original Inverter Warranty	25 years			
Remaining Warranty Time	20 years			
Monitoring Access	Yes			

Solar Installer Details

Solar Installer	Streamline Solar
Still in Business	Yes
Workmanship Warranty	5 years
Phone Number	+16027775155
Email	info@streamlinesolar.com



OWNED SOLAR
WITH LOAN

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 Spark 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