

Solar Inspection Certificate



Sprk Certified Solar Home



4927842084

Inspection Time: 12-1 PM
Weather: Overcast, 75 F



Brad Cisek
Home Inspector



Rock Solid Inspections LLC

☎ (225) 251-9935

✉ brad@rocksolidinspectionsbr.com

LHI #11389

Solar
System
Grade

C

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

Solar Inspection Report



Solar System

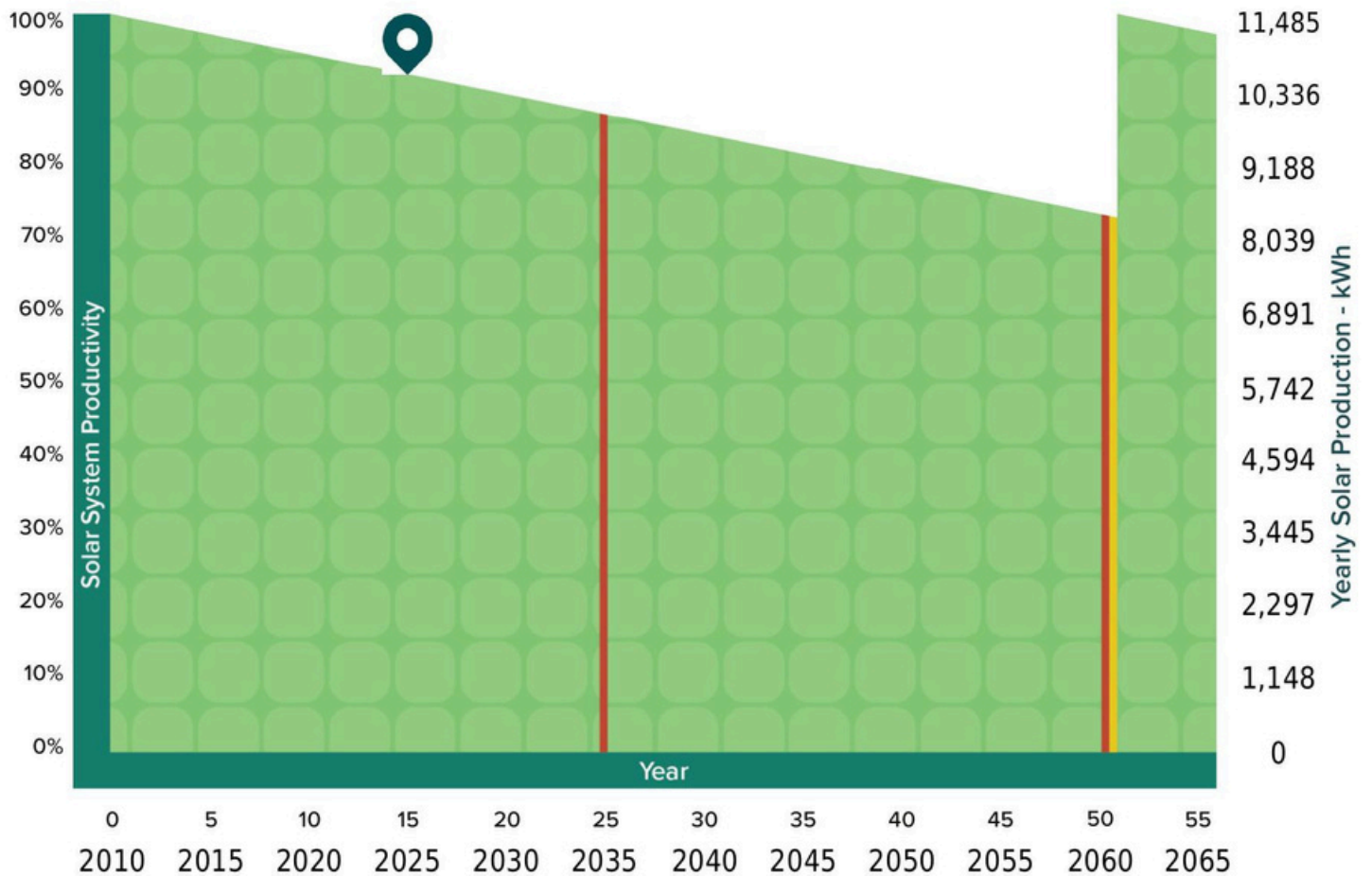
8.2kW 77%

C

		Score	Grade															
	Solar System Remaining Life Page 3	86%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</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	☐	☒	☐	☐	☐	A	B	C	D	F
Excellent	Good	Fair	Poor	Fail														
☐	☒	☐	☐	☐														
A	B	C	D	F														
	Solar Energy Production Page 4	75%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td>☐</td><td>☐</td><td>☒</td><td>☐</td><td>☐</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	☐	☐	☒	☐	☐	A	B	C	D	F
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☐	☐	☒	☐	☐														
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>☐</td><td>☒</td><td>☐</td><td>☐</td><td>☐</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	☐	☒	☐	☐	☐	A	B	C	D	F
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A	B	C	D	F														
	Safety and Quality Page 6-7	62%	<table><tr><td>Excellent</td><td>Good</td><td>Fair</td><td>Poor</td><td>Fail</td></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☒</td><td>☐</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	☐	☐	☐	☒	☐	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

36 years **10 years**

Solar Panels

Solar Inverter

72%

40%



EXPECTED MONTHLY SOLAR PRODUCTION



Year Expected Production: 11,485 kWh

Solar Production Health

Measured energy output per year in kWh 4,404 - 5,170 kWh

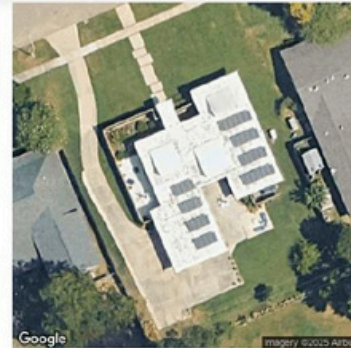
SCORE 38%



Solar Panel Orientation Optimization

Southern	38	100%
Western	0	-
Eastern	0	-
Northern	0	-

SCORE 100%



Solar Monitoring

Solar equipped with monitoring

☒ Yes ☐ No

SCORE 100%



Solar Backfeed

Actual Expected

20 20

SCORE 100%



Solar Inverter

Solar system size 8,170 watts

Inverter size 215

Actual solar to inverter(s) ratio -

Inverter type Micro

SCORE 100%



Solar Energy Storage

GRADE:

SCORE:

Battery Storage

Does the home have backup energy?

- ☐ No
☐ Partial home
☐ Full home

SCORE



Battery installation date

Battery age

Battery manufacturer

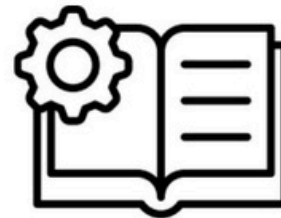
Battery warranty

Remaining warranty

Battery storage capacity

Battery count

Total battery storage capacity



Net Metering

Solar equipped with utility net metering?

- ☐ Yes
☐ No

SCORE





Solar Breaker and Conduit Labeled

Solar breaker labeled?

☐ Yes
☐ No

Solar conduit labeled?

☐ Yes
☒ No

SCORE

0%



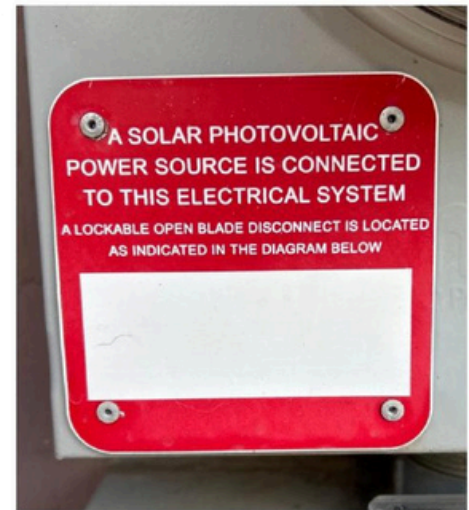
Solar Label on Exterior of Electrical Panel

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

0%





Fire Code Setbacks

Fire code setback violations?

☐ Yes
☒ No

SCORE

50%



Pest Proofing

Pest proofing installed?

☐ Yes
☒ No

SCORE

0%



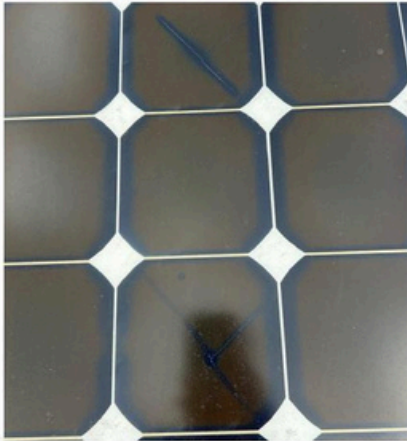
Solar Panels with Broken Glass

Broken solar panels?

☐ Yes
☒ No

SCORE

100%



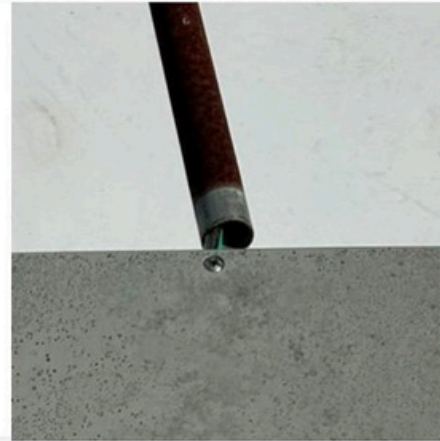
Other Visible Damage

Other solar system damage?

☒ Yes
☐ No

SCORE

0%



COMMENTS

The system appears to be producing less energy than expected. The most likely cause is that some of the inverters may not producing because the useful life of this generation of Enphase micro inverters is 15 years. Recommend further diagnosis by a licensed solar professional. Recommend securing loose solar wires beneath the panels to maintain system longevity and protect roof integrity. Recommend properly reattaching the loose conduit to the junction box.



Solar System Details

Solar System Size	8.17 kW
Installation Date	2010
Age of Solar System	15 years
Annual kWh Production	11,485 kWh
Annual Market Value of Energy Produced	\$1,746
Monthly Market Value of Energy Produced	957 kWh
Monthly Market Value	\$145

Solar System Details

	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	South	-	-	-
Solar Panel Count	38	-	-	-
Panel Wattage	215	-	-	-
Array Size in kW	8.17	-	-	-
Solar Panel Manufacturer		-	-	-
Solar Warranty	25	-	-	-
Year 1 kWh Production	12,382 kWh	-	-	-
Number of Inverters	38	-	-	-

Inverter Details

	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type	Micro			
Inverter Manufacturer	Enphase			
Inverter Age	15 years			
Inverter Wattage	215 W			
Original Inverter Warranty	25 years			
Remaining Warranty Time	10 years			
Monitoring Access	Yes			

Solar Installer Details

Solar Installer	N/A
Still in Business	
Workmanship Warranty	
Phone Number	
Email	



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



OWNED
SOLAR

TRANSACTION GUIDE

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
 - Solar installation agreements, 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: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation to the Escrow Officer, Loan Officer, and Appraiser
- ☐ Confirm with Escrow Officer prior to final walkthrough that the solar system is showing as owned outright
- ☐ 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 4: 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

- ☐ State solar disclosure documentation (where applicable)
- ☐ 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