

Solar Inspection Certificate



Sprk Certified Solar Home

154 Solara Dr, Winchester, VA 22602

Year Built: 2005

Home Size: 2376 sq. feet

Client: Test Homeowner

Inspection Date: August 30, 2025

Inspection Time: 2-3 PM

Weather: Sunny, 95 F



2711341551

August 30, 2025



Safe House Property Inspections

Home Inspector

☎ (757) 418-0944

✉ office@safehousepropertyinspections.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

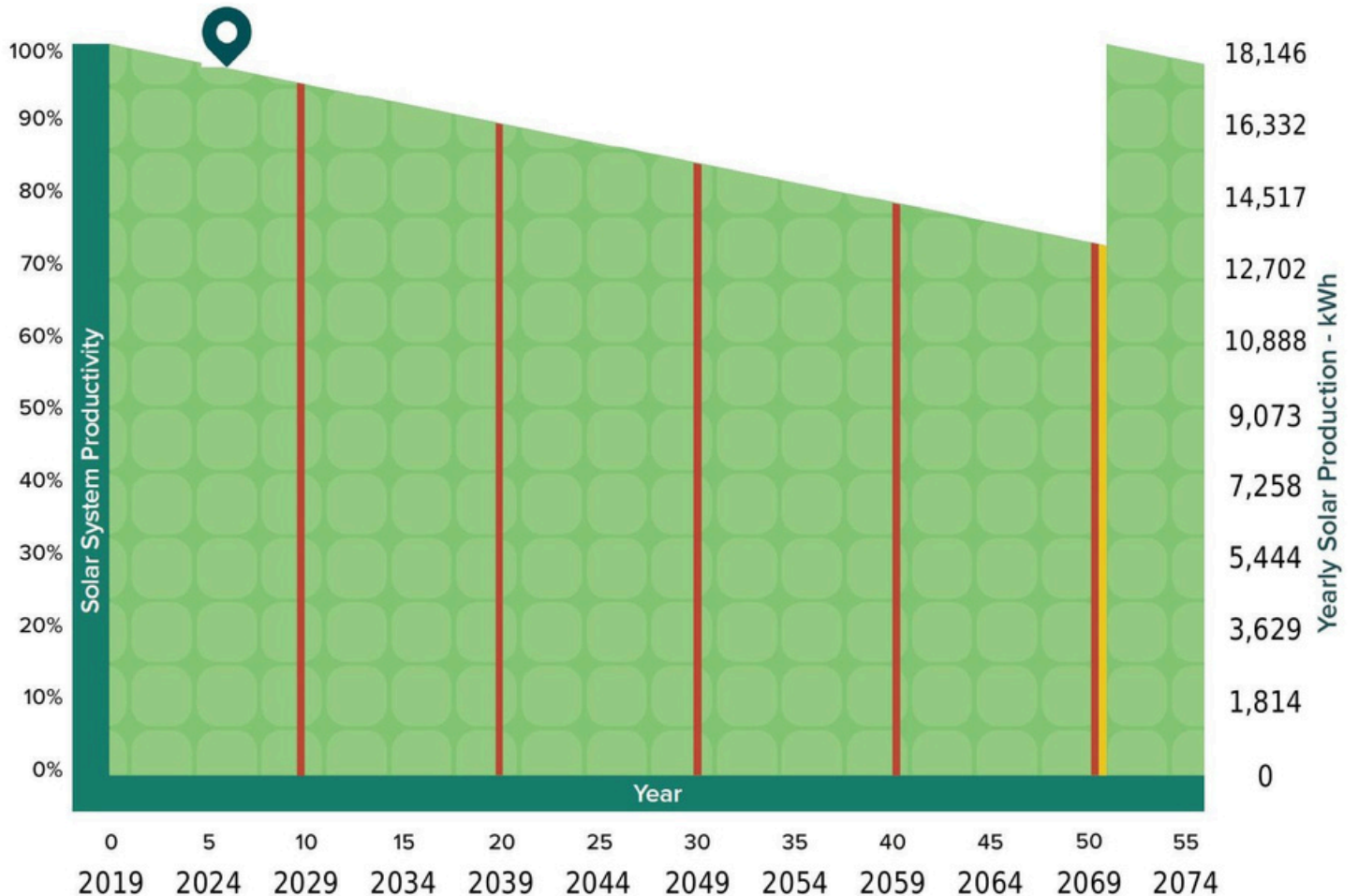
12.2kW 93%

A

		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
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	Solar Energy Production Page 4	100%	<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
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	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
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	Safety and Quality Page 6-7	85%	<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
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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

44 years

Solar Panels

88%

4 years

Solar Inverter

40%

EXPECTED MONTHLY SOLAR PRODUCTION



Year Expected Production: 18,147 kWh

Solar Production Health

Measured energy output per year in kWh: 17,530 - 20,578 kWh

SCORE: 100%



Solar Panel Orientation Optimization

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

SCORE: 100%



Solar Monitoring

Solar equipped with monitoring

☒ Yes ☐ No

SCORE: 100%

Solar Breaker Size

Actual: 60 Expected: 55

SCORE: 100%



Solar Inverter

Solar system size	12,160 watts
Inverter size	10,000
Actual solar to inverter(s) ratio	122%
Inverter type	Other
SCORE	100%





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?

☒ Yes
☐ No

Solar conduit labeled?

☒ Yes
☐ No

SCORE
100%


Solar Label on Exterior of Electrical Panel

Electrical panel labeled for solar?

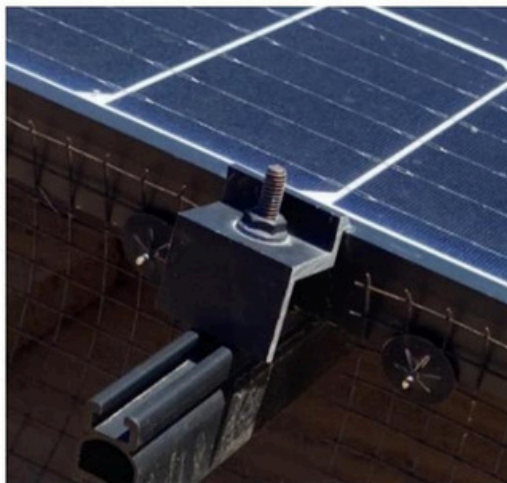
☐ Yes
☒ No

SCORE
0%


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
100%


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 securing loose solar wires beneath the panels to maintain system longevity and protect roof integrity.

Solar System Details

Solar System Size	12.16 kW
Installation Date	2019
Age of Solar System	6 years
Annual kWh Production	18,147 kWh
Annual Market Value of Energy Produced	\$2,758
Monthly Market Value of Energy Produced	1,512 kWh
Monthly Market Value	\$230

Solar System Details

	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	West	-	-	-
Solar Panel Count	38	-	-	-
Panel Wattage	320	-	-	-
Array Size in kW	12.16	-	-	-
Solar Panel Manufacturer	Hanhwa Q-Cells	-	-	-
Solar Warranty	25	-	-	-
Year 1 kWh Production	18,701 kWh	-	-	-
Number of Inverters	1	-	-	-

Inverter Details

	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type	String			
Inverter Manufacturer	SolarEdge			
Inverter Age	6 years			
Inverter Wattage	10,000 W			
Original Inverter Warranty	10 years			
Remaining Warranty Time	4 years			
Monitoring Access	Yes			

Solar Installer Details

Solar Installer	SunPower
Still in Business	No
Workmanship Warranty	25 years
Phone Number	+18007867693
Email	technical.support@sunpower.com



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