Home Inspection

Solar Inspection Report

Sprk Certified Solar Home

Beaumont, CA 92223

Year Built: 2009
Home Size: 2318 sq. feet

Inspection Date: July 10, 2026
Inspection Time: 10-11 AM
Weather: Sunny, 80 F

1966562277

July 10, 2026

HD Home Inspection
Home Inspector

(760) 885-7414
hdhinspector@gmail.com

Solar System Grade **B**

This inspection and report is not a warranty, guarantee or insurance policy for the inspected solar system or home.
Please see the Solar Inspection Report Advisory for more information

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Solar Inspection Report

Solar System

7.9 kW 88% B

	Score	Grade
Solar System Remaining Life Page 3	96%	Excellent ✔ Good Fair Poor Fail A B C D F
Solar Energy Production Page 4	92%	Excellent ✔ Good Fair Poor Fail A B C D F
Solar Energy Storage Page 5	80%	Excellent Good ✔ Fair Poor Fail A B C D F
Safety and Quality Page 6-7	68%	Excellent Good Fair Poor ✔ Fail A B C D F

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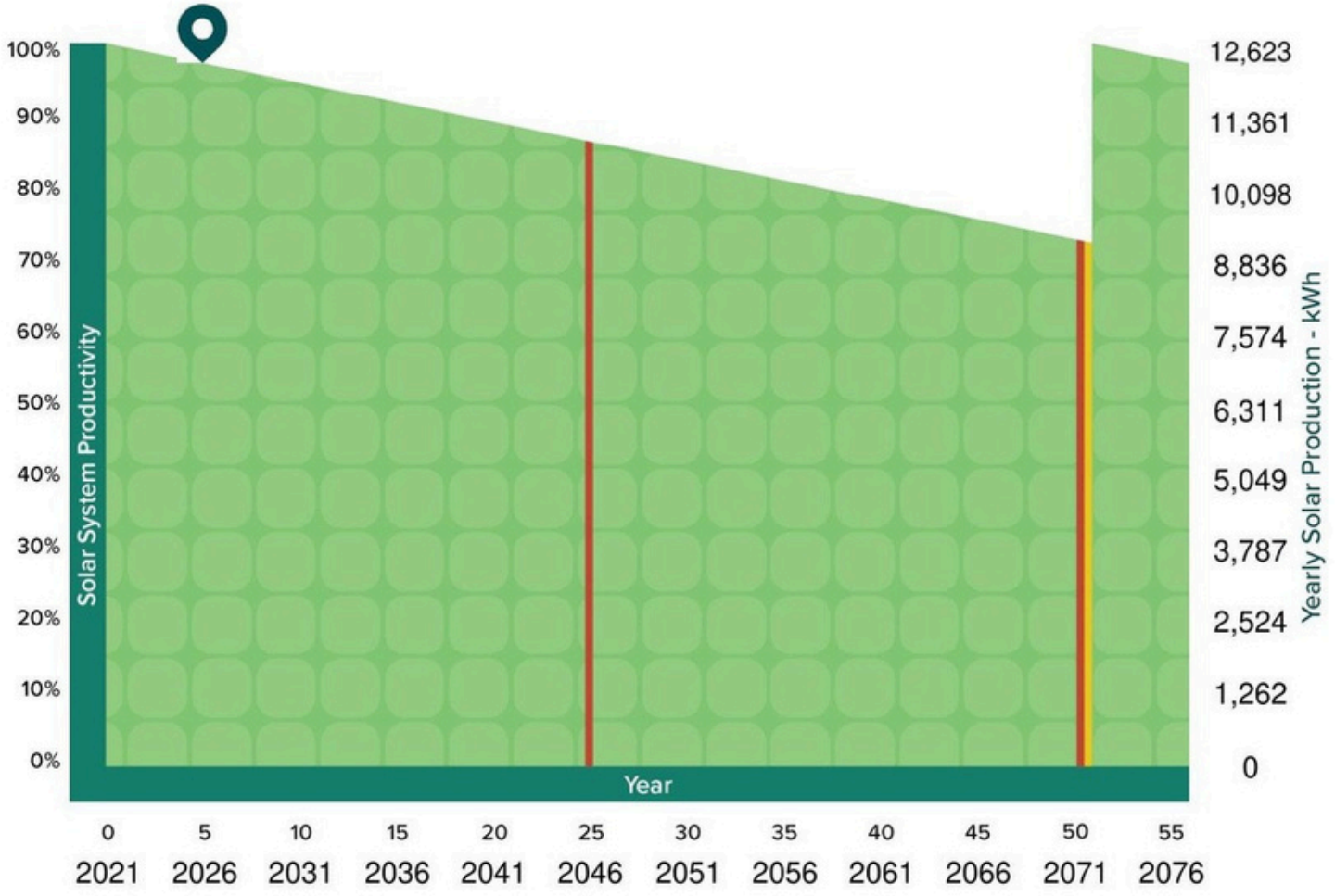
Solar System Remaining Life

GRADE: A | SCORE: 96%

Life Cycle of a Solar System



SYMBOL	
Inverter Replacement Interval	
Panels Replacement Interval	
Current year	

Remaining Life

46 years	20 years
Solar Panels	Solar Inverter
92%	80%

Solar Energy Production

GRADE: A | SCORE: 92%

EXPECTED MONTHLY SOLAR PRODUCTION (kWh's)

Year Expected Production: 12,624 kWh

Solar Production Health

Measured energy output per year in kWh	10,042 - 11,789 kWh
SCORE	84%

Solar Panel Orientation Optimization

Southern	0	-
Western	24	100%
Eastern	0	-
Northern	0	-
SCORE	100%	

Solar Monitoring

Solar equipped with monitoring

☑ Yes ☐ No

SCORE	100%

Solar Breaker Size

Actual	Expected
30	30
	100%

Solar Inverter

Solar system size	7,920
Inverter size	330
Actual solar to inverter(s) ratio	-
Inverter type	Micro
SCORE	100%

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Solar Energy Storage

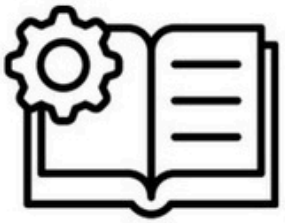
GRADE: B | SCORE: 80%

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: D | SCORE: 68%

Solar Breaker and Conduit Labeled

Solar breaker labeled?	☑ Yes ☐ No
Solar conduit labeled?	☑ Yes ☐ No
SCORE	100%

Solar Label on Exterior of Electrical Panel

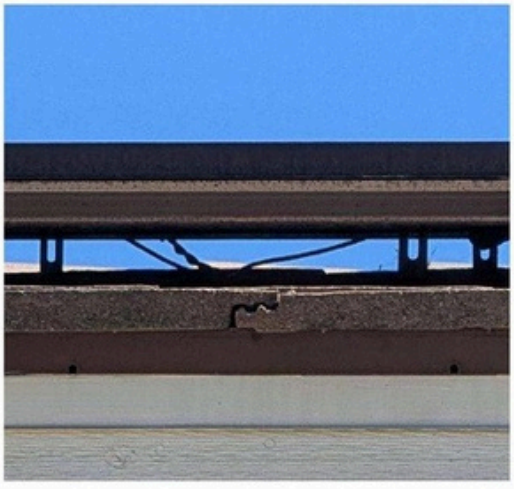
Electrical panel labeled for solar?	☑ Yes ☐ No
SCORE	100%

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%



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Safety and Quality

GRADE: D | SCORE: 68%

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	0%

INSPECTION COMMENTS

One or more of the micro inverters are not producing power according to the power production LED indicator on the Enphase Envoy lit red. Recommend verifying which micro inverters are not producing in the Enphase monitoring app and having a licensed solar professional determine whether they require a software update or replacement. Recommend securing loose solar wires beneath the panels to maintain system longevity and protect roof integrity.

Solar System Details

Solar System Details	
Solar System Size	7.92 kW
Installation Date	2021
Age of Solar System	5 years
Expected Average Yearly Energy Production	12,624 kWh
Expected Annual Savings from Solar	$3,787
Expected Average Monthly Energy Production	1,052 kWh
Expected Monthly Average Savings from Solar	$316

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	South West	-	-	-
Solar Panel Count	24	-	-	-
Panel Wattage	330	-	-	-
Array Size in kW	7.92	-	-	-
Solar Panel Manufacturer	not provided	-	-	-
Solar Warranty	25	-	-	-
Year 1 kWh Production	12,944 kWh	-	-	-
Number of Inverters	24	-	-	-

Inverter Details	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type	Micro			
Inverter Manufacturer	Enphase			
Inverter Age	5 years			
Inverter Wattage	300 W			
Original Inverter Warranty	25 years			
Remaining Warranty Time	20 years			
Monitoring Access	Yes			

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

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Solar Inspection Report Advisory

This Solar Inspection Report was prepared by a Sprk-certified inspector based on a limited, visual, non-invasive inspection of the solar energy system at the time of the site visit. It is intended to summarize observed conditions and provide context relevant to the property transaction. This document is not a certification, warranty, or engineering analysis of system performance.

The inspection was limited to components that were visible and safely accessible. No disassembly, diagnostic testing, load analysis, or activation of shut-down systems was performed. Components obstructed by weather, safety concerns, locked access, or system shutdown were not inspected. These limitations may affect the findings, including any score or grade. If an energy storage or battery system is present, its evaluation was limited to a visual, non-invasive review of accessible components. No performance testing, capacity assessment, or functional verification was performed. Sprk and the inspector cannot determine the operational status, remaining capacity, safety condition, or health of any battery system. Any claims regarding battery functionality or lifespan should be independently verified with the installer, manufacturer, or a qualified professional.

To supplement the inspection, this report may incorporate data and estimates from public records, installation documents, utility information, manufacturer specifications, or solar monitoring platforms. While Sprkmakes a good-faith effort to ensure relevance and accuracy, third-party or public sources may be incomplete, outdated, or inaccurate. Estimated age, savings, lifespan, or warranty status are based on standard assumptions and available documentation, and should not be interpreted as guarantees. Clients are encouraged to independently verify any key details with installers, manufacturers, financing providers, utility companies, or the local Authority Having Jurisdiction (AHJ).

This report is provided solely to the client named in the associated inspection agreement. Use by third parties is not authorized, and no responsibility is assumed for outside interpretation or reliance. The inclusion of tools such as the Solar Transfer Checklist is intended to assist with transaction planning but does not ensure successful transfer or resolution of loans, leases, or system ownership. Clients should consult directly with solar providers, lenders, and utilities for confirmation.This report is not a warranty, guarantee, or certification of functionality, code compliance, or future performance. Sprk and the inspector disclaim all express and implied warranties, including merchantability and fitness for a particular purpose. This report was prepared in good faith using reasonable professional judgment and available tools. It is not intended to mislead or influence legal, financial, or purchase decisions. Liability for the inspection and report is limited to the amount paid for the service. Any and all claims for damages, including consequential or incidental, are expressly waived to the fullest extent permitted by law.

OWNED SOLAR WITH LOAN

TRANSACTION GUIDE

BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
  - Solar Loan, 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 negotiate repairs if necessary
  - 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 balance of the solar loan, Options:
  - Seller pays off, Buyer pays off or Buyer assumes the loan

STEP 4: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation and confirm loan payoff or assumption with the Escrow Officer, Loan Officer, and Appraiser
  - If the solar loan will be paid off: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payoff
  - If the Buyer will assume the solar loan, confirm with the Loan Officer this won't affect the Buyers home loan qualification
  - If the Buyer will assume the solar loan, contact the loan company to:
    - Check credit and qualify to assume the loan
    - Sign loan assumption agreement
    - Set up loan payments
- ☐ 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 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 Loan 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