

# Solar Inspection Report



## Sprk Certified Solar Home

123 Main Street, Denver, CO 80203

Year Built: 2019

Home Size: 3247 sq. feet

Client: Suzie Q

Inspection Date: August 08, 2026

Inspection Time: 4-5 PM

Weather: Overcast, 95 F



2137163092

August 08, 2026



**Michael Morgan**  
Home Inspector

**AXIUM**  
INSPECTIONS

**Axiom Inspections**

(720) 790-6185

admin@axiuminspections.com

Solar  
System  
Grade

**A**

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

# Solar Inspection Report



## Solar System

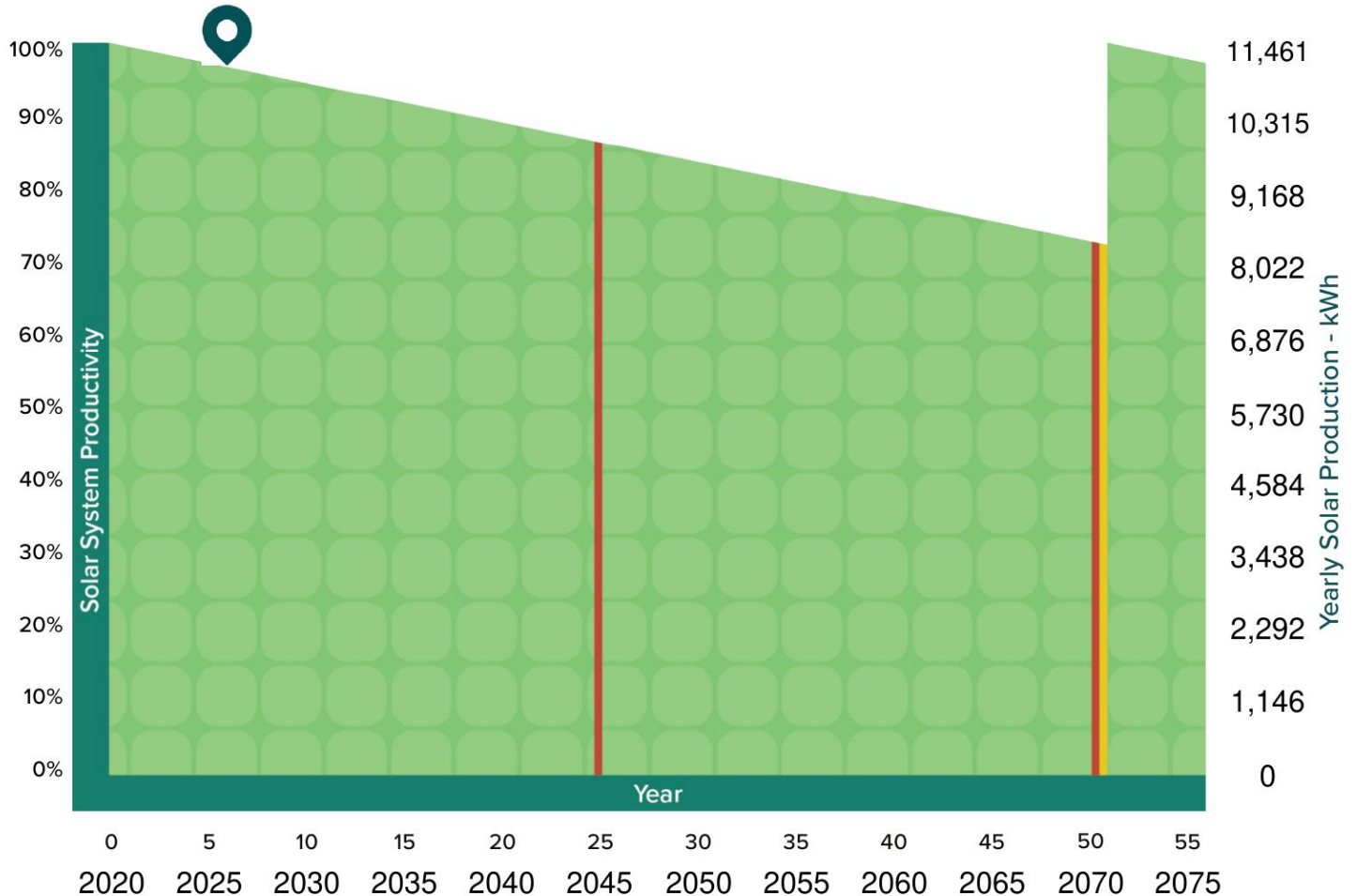
7.5 kW 91%

A

|                                                                                     |                                              | Score                               | Grade                                                                                                                                                                                                                                                                                                                                              |                          |      |      |      |      |                                     |                                     |                                     |                          |                          |   |   |   |   |   |
|-------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------|------|------|------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|---|---|---|---|
|   | <b>Solar System Remaining Life</b><br>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                        |      |      |      |      |                                     |                                     |                                     |                          |                          |   |   |   |   |   |
|  | <b>Solar Energy Production</b><br>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 |
| 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                        |      |      |      |      |                                     |                                     |                                     |                          |                          |   |   |   |   |   |
|  | <b>Solar Energy Storage</b><br>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                        |      |      |      |      |                                     |                                     |                                     |                          |                          |   |   |   |   |   |
|  | <b>Safety and Quality</b><br>Page 6-7        | 74%                                 | <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 checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A | B | C | D | F |
| Excellent                                                                           | Good                                         | Fair                                | Poor                                                                                                                                                                                                                                                                                                                                               | Fail                     |      |      |      |      |                                     |                                     |                                     |                          |                          |   |   |   |   |   |
| <input type="checkbox"/>                                                            | <input type="checkbox"/>                     | <input checked="" 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%**

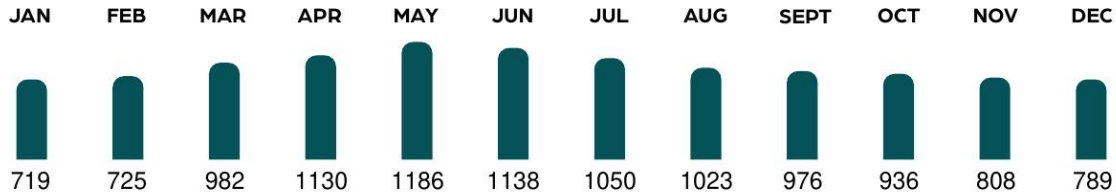
**19 years**

Solar Inverter

**76%**



## EXPECTED MONTHLY SOLAR PRODUCTION (kWh's)



Year Expected Production: **11,461 kWh**

### Solar Production Health

Measured energy output per year in kWh: **11,071 - 12,997 kWh**

**SCORE** **100%**



### Solar Panel Orientation Optimization

|          |    |     |
|----------|----|-----|
| Southern | 18 | 82% |
| Western  | 0  | -   |
| Eastern  | 4  | 18% |
| Northern | 0  | -   |

**SCORE** **100%**



### Solar Monitoring

Solar equipped with monitoring

☒ Yes ☐ No

**SCORE** **100%**



### Solar Breaker Size

| Actual | Expected |
|--------|----------|
| 30     | 30       |

**SCORE** **100%**

**SCORE** **100%**

### Solar Inverter

Solar system size: **7,480**

Inverter size: **340**

Actual solar to inverter(s) ratio: **-**

Inverter type: **Micro**

**SCORE** **100%**



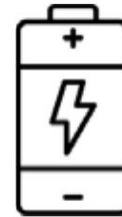


## Battery Storage

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**

**50%**



## Solar Label on Exterior of Electrical Panel

Electrical panel labeled for solar?

☒ Yes  
☐ No

**SCORE**

**100%**



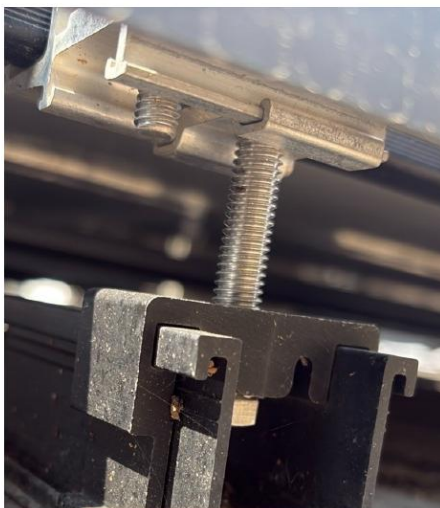
## Solar Panel Clamps

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

0%



## INSPECTION COMMENTS

A bird's nest was observed beneath the panels. Recommend removing it and any other debris beneath the panels to maintain system longevity and protect roof integrity. Recommend installing pest prevention measures to protect solar components and avoid further nesting damage. Recommend labeling the exterior solar conduit to improve electrical system visibility and safety. Otherwise, the solar system appears to be in good operating order. Recommend scheduling annual system inspections for preventative maintenance and performance verification.



## Solar System Details

|                                             |            |
|---------------------------------------------|------------|
| Solar System Size                           | 7.48 kW    |
| Installation Date                           | 2020       |
| Age of Solar System                         | 6 years    |
| Expected Average Yearly Energy Production   | 11,461 kWh |
| Expected Annual Savings from Solar          | \$1,834    |
| Expected Average Monthly Energy Production  | 955 kWh    |
| Expected Monthly Average Savings from Solar | \$153      |

## Solar System Details

|                          | Solar Array #1 | Solar Array #2 | Solar Array #3 | Solar Array #4 |
|--------------------------|----------------|----------------|----------------|----------------|
| Solar Azimuth            | South          | East           | -              | -              |
| Solar Panel Count        | 18             | 4              | -              | -              |
| Panel Wattage            | 340            | 340            | -              | -              |
| Array Size in kW         | 6.12           | 1.36           | -              | -              |
| Solar Panel Manufacturer | not provided   | not provided   | -              | -              |
| Solar Warranty           | 25             | 25             | -              | -              |
| Year 1 kWh Production    | 10,123 kWh     | 1,688 kWh      | -              | -              |
| Number of Inverters      | 18             | 4              | -              | -              |

## Inverter Details

|                            | Inverter #1 | Inverter #2 | Inverter #3 | Inverter #4 |
|----------------------------|-------------|-------------|-------------|-------------|
| Inverter Type              | Micro       |             |             |             |
| Inverter Manufacturer      | Enphase     |             |             |             |
| Inverter Age               | 6 years     |             |             |             |
| Inverter Wattage           | 300 W       |             |             |             |
| Original Inverter Warranty | 25 years    |             |             |             |
| Remaining Warranty Time    | 19 years    |             |             |             |
| Monitoring Access          | Yes         |             |             |             |

## Solar Installer Details

|                      |                 |
|----------------------|-----------------|
| Solar Installer      | Suntalk Solar   |
| Still in Business    | Yes             |
| Workmanship Warranty |                 |
| Phone Number         | (303) 904- 2268 |
| Email                | N/ A            |

## 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 Sprk makes 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.



# 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