



# Solar Inspection Certificate



## Sprk Certified Solar Home

123 Main Street Ballwin MO  
Year Built: 1989  
Home Size: 1760 Sq. feet  
Client: John HomeBuyer  
Inspection Date: September 18, 2025  
Inspection Time: 1-2 pm



2855290516

September 18, 2025



**Sean Struckmeyer**  
Home Inspector



**Tech Inspect Home Services LLC**

(636) 201-6366  
sean@techinspecthome.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

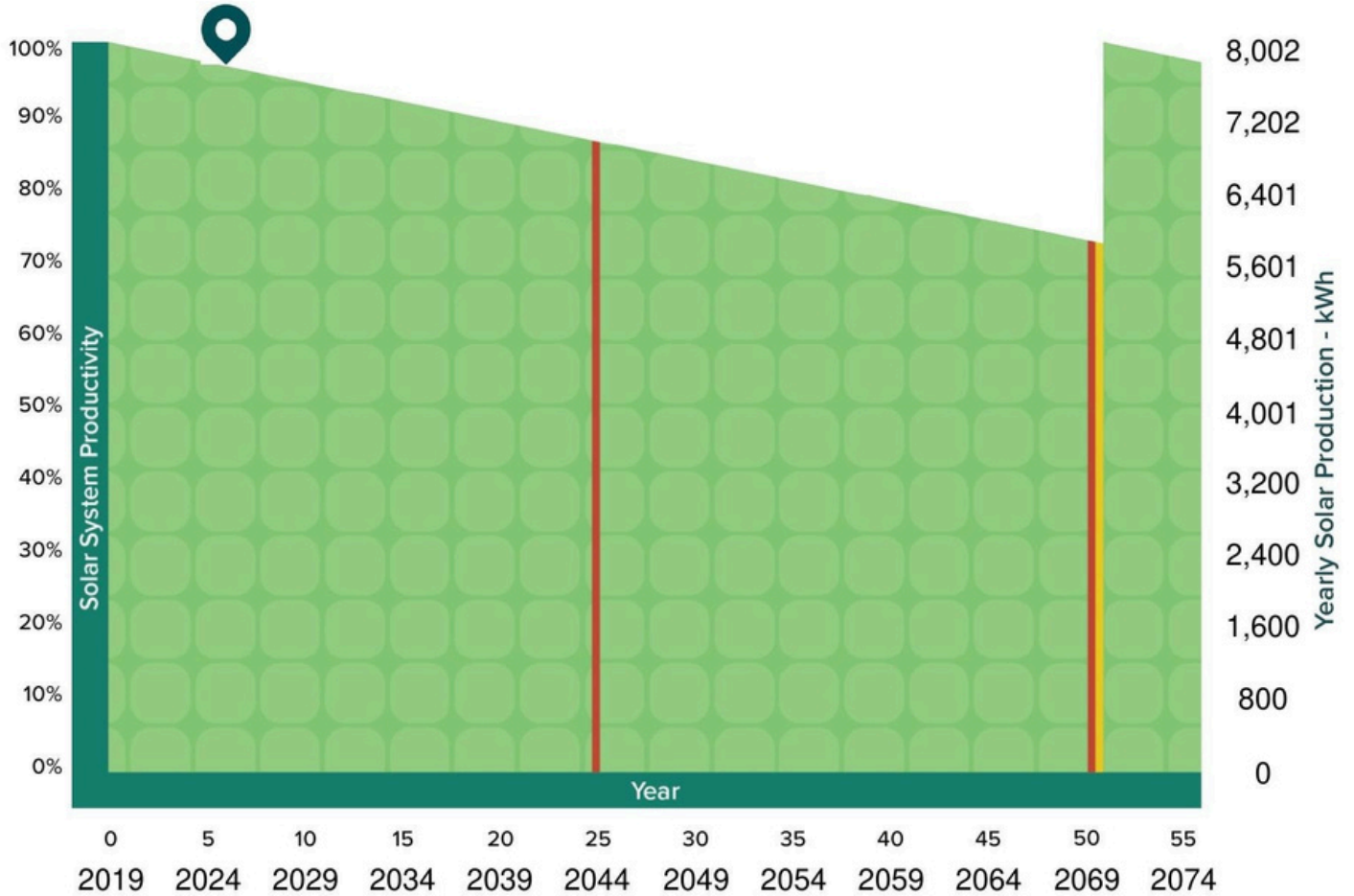
5.0kW 95%

A

		Score	Grade														
 <p><b>Solar System Remaining Life</b> Page 3</p>	94%	<table border="1"> <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													
 <p><b>Solar Energy Production</b> Page 4</p>	100%	<table border="1"> <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													
 <p><b>Solar Energy Storage</b> Page 5</p>	80%	<table border="1"> <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													
 <p><b>Safety and Quality</b> Page 6-7</p>	96%	<table border="1"> <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

<b>44 years</b>	<b>19 years</b>
Solar Panels	Solar Inverter
<b>88%</b>	<b>76%</b>



## EXPECTED MONTHLY SOLAR PRODUCTION



Year Expected Production: 8,002 kWh

### Solar Production Health

Measured energy output per year in kWh: 7,730 - 9,075 kWh

**SCORE** 100%



### Solar Panel Orientation Optimization

Southern	16	100%
Western	0	-
Eastern	0	-
Northern	0	-

**SCORE** 100%



### Solar Monitoring

Solar equipped with monitoring

Yes  No

**SCORE** 100%

### Solar Breaker Size

Actual	Expected
20	20

20      20

**SCORE** 100%



### Solar Inverter

Solar system size: 4,960 watts

Inverter size: 300

Actual solar to inverter(s) ratio: 100%

Inverter type: Other

**SCORE** 100%



Battery Storage	
Does the home have backup energy?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Partial home <input type="checkbox"/> Full home
<b>SCORE</b>	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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SCORE</b>	100%





### Solar Breaker and Conduit Labeled

Solar breaker labeled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solar conduit labeled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



### Solar Label on Exterior of Electrical Panel

Electrical panel labeled for solar?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



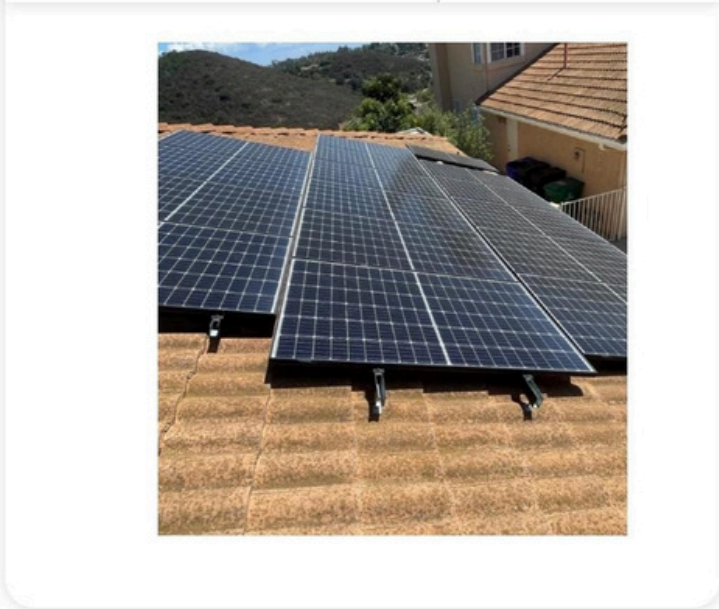
### Solar Panel Clamps

Any loose solar panel clamps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



### Solar Wire Management

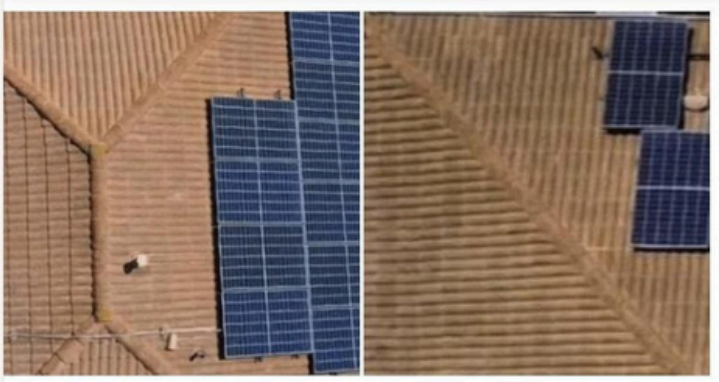
Any solar wires touching the roof?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>





### Fire Code Setbacks

Fire code setback violations?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



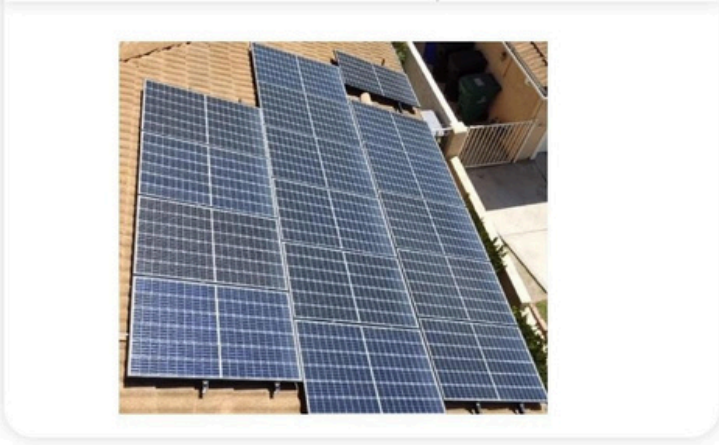
### Pest Proofing

Pest proofing installed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>0%</b>



### Solar Panels with Broken Glass

Broken solar panels?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



### Other Visible Damage

Other solar system damage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SCORE</b>	<b>100%</b>



**COMMENTS**

The solar system appears to be in good operating order. No immediate repairs are recommended. Recommend scheduling annual system inspections for preventative maintenance and performance verification.

## Solar System Details

Solar System Size	4.96 kW
Installation Date	2019
Age of Solar System	6 years
Annual kWh Production	8,002 kWh
Annual Market Value of Energy Produced	\$1,216
Monthly Market Value of Energy Produced	667 kWh
Monthly Market Value	\$101

## Solar System Details

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	South West	-	-	-
Solar Panel Count	16	-	-	-
Panel Wattage	310	-	-	-
Array Size in kW	4.96	-	-	-
Solar Panel Manufacturer		-	-	-
Solar Warranty	25	-	-	-
Year 1 kWh Production	8,247 kWh	-	-	-
Number of Inverters	1	-	-	-

## Inverter Details

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	Titan Solar Power
Still in Business	No
Workmanship Warranty	10 years
Phone Number	(855) 729-7652
Email	info@titansolarpower.com



# BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



OWNED SOLAR  
WITH LOAN

TRANSACTION GUIDE

## 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

- |   |   |
|---|---|
| <input type="checkbox"/> State solar disclosure documentation(where applicable) | <input type="checkbox"/> Battery Warranty                   |
| <input type="checkbox"/> Solar Loan Agreement                                   | <input type="checkbox"/> Sprk Reports: Home Energy Report / |
| <input type="checkbox"/> Solar Installation Agreement                           | Listing Report / Solar Inspection Report                    |
| <input type="checkbox"/> Electricity Utility Net Meter/Billing Agreement        | / Solar Appraisal Report                                    |
| <input type="checkbox"/> Solar Panel Warranty                                   |   |
| <input type="checkbox"/> Solar Inverter Warranty                                |   |