

Solar Inspection Report



Sprk Certified Solar Home



2A Wellington Lane, Conroe, TX 77304

Year Built: 1995

Home Size: 2982 sq. feet

Client: John Glynn

Inspection Date: March 20, 2026

Inspection Time: 9-10 AM

Weather: Scattered Clouds, 70 F

5741061265

March 20, 2026

ICON
INSPECTION
& DRONE SERVICES
EXPERIENCE • SERVICE • INTEGRITY
ICONInspectionServices.com
281.793.3444

ICON Inspection & Drone Services, LLC
Home Inspector

☎ (281) 793-3444
✉ ACloserLook@ICONInspectionServices.com
10312

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

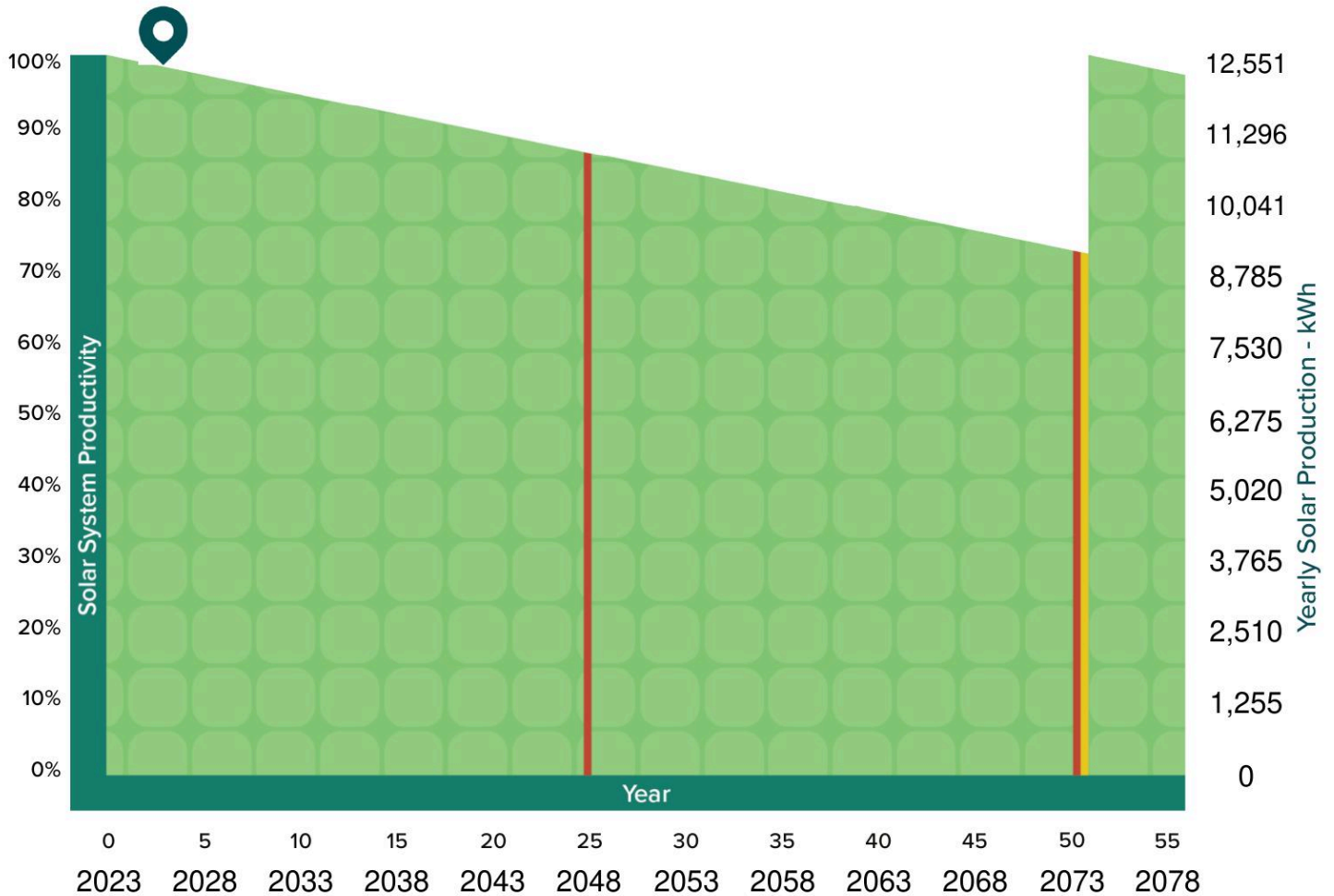
10.7 kW 91%

A

		Score	Grade														
 <p>Solar System Remaining Life Page 3</p>	98%	<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
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 <p>Solar Energy Production Page 4</p>	84%	<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
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 <p>Solar Energy Storage 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
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 <p>Safety and Quality Page 6-7</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
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Life Cycle of a Solar System



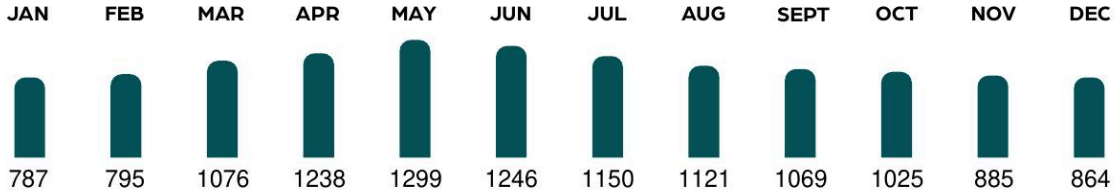
SYMBOL	
Inverter Replacement Interval	
Panels Replacement Interval	
Current year	

Remaining Life

48 years Solar Panels 96%	22 years Solar Inverter 88%
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EXPECTED MONTHLY SOLAR PRODUCTION (kWh's)



Year Expected Production: **12,551 kWh**

Solar Production Health

Measured energy output per year in kWh: **12,125 - 14,233 kWh**

SCORE 100%



Solar Panel Orientation Optimization

Southern	0	-
Western	8	31%
Eastern	0	-
Northern	18	69%
SCORE	50%	

Solar Monitoring

Solar equipped with monitoring

Yes No

SCORE 100%

Solar Breaker Size

Actual	Expected
0	0

0

100%

Solar Inverter

Solar system size	10,660
Inverter size	410
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%



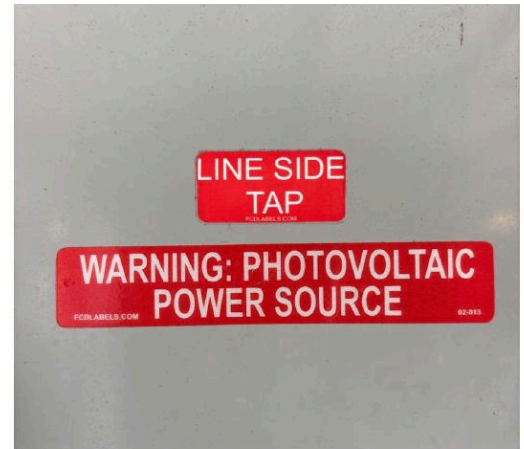
Solar Breaker and Conduit Labeled

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



Solar Label on Exterior of Electrical Panel

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



Solar Panel Clamps

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



Solar Wire Management

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





Fire Code Setbacks

Fire code setback violations?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SCORE	50%



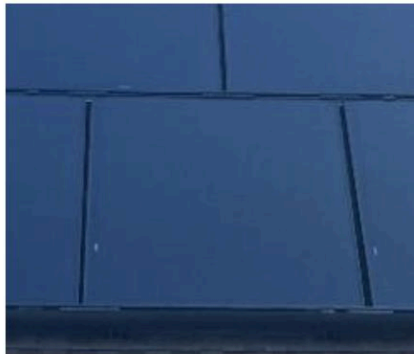
Pest Proofing

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



Solar Panels with Broken Glass

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



Other Visible Damage

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



INSPECTION COMMENTS

It should be noted that the northwest-facing array of solar panels is not optimally oriented for maximum sun exposure. This may result in reduced overall system efficiency compared to an ideal south-facing configuration. Recommend consulting with a qualified solar professional to evaluate potential performance impact. 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	10.66 kW
Installation Date	2023
Age of Solar System	3 years
Annual kWh Production	12,551 kWh
Annual Market Value of Energy Produced	\$2,259
Monthly Market Value of Energy Produced	1,046 kWh
Monthl Market Value	\$188

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	West	North	-	-
Solar Panel Count	8	18	-	-
Panel Wattage	410	410	-	-
Array Size in kW	3.28	7.38	-	-
Solar Panel Manufacturer	REC Solar		-	-
Solar Warranty	25	25	-	-
Year 1 kWh Production	4,681 kWh	8,061 kWh	-	-
Number of Inverters	8	18	-	-

Inverter Details	Inverter #1	Inverter #2	Inverter #3	Inverter #4
Inverter Type	Micro			
Inverter Manufacturer	Enphase			
Inverter Age	3 years			
Inverter Wattage	400 W			
Original Inverter Warranty	25 years			
Remaining Warranty Time	22 years			
Monitoring Access	Yes			

Solar Installer Details	
Solar Installer	Freedom Forever
Still in Business	Yes
Workmanship Warranty	10 years
Phone Number	+1 (888) 557- 6431
Email	customersupport@freedomforever.com

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 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 / Listing Report / Solar Inspection Report / Solar Appraisal Report |
| <input type="checkbox"/> Solar Installation Agreement | |
| <input type="checkbox"/> Electricity Utility Net Meter/Billing Agreement | |
| <input type="checkbox"/> Solar Panel Warranty | |
| <input type="checkbox"/> Solar Inverter Warranty | |