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INTERNACHI® CERTIFIED

Report ID #: LUU6Q2

Solar Listing Report

7324 El Fuerte Street Carlsbad CA 92009

SOLAR OFFSET SCORE

100%
SOLAR POWERED HOME

ESTIMATED UTILITY BILL

$18
AVERAGE ELECTRIC BILL

COMPARED TO SIMILAR HOMES
THIS HOME SAVES

$967
MO/ENERGY SAVINGS

$137,044
10 YEARS ELECTRICITY

Interactive Web Report

Scan to Personalize

Powered by Sprk

Sprk Certified Home

Nov 13, 2026 - 101665034

LISTING AGENT



FAM REALTY GROUP

Scott Peebles
Real Estate Agent

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infobhroroville@gmail.com
02086888

SPRK CERTIFIED INSPECTOR

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Home Inspector

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Solar Impact Summary

PROJECTED ENERGY SAVINGS OVER TIME



$967	$11,606	$137,044	$412,178
Monthly Savings	Year 1 Savings	10 Year Savings	25 Year Savings

Expected Home Energy Savings resulting from the Solar and Green Features on the home.

POTENTIAL HOME PRICE IMPACT



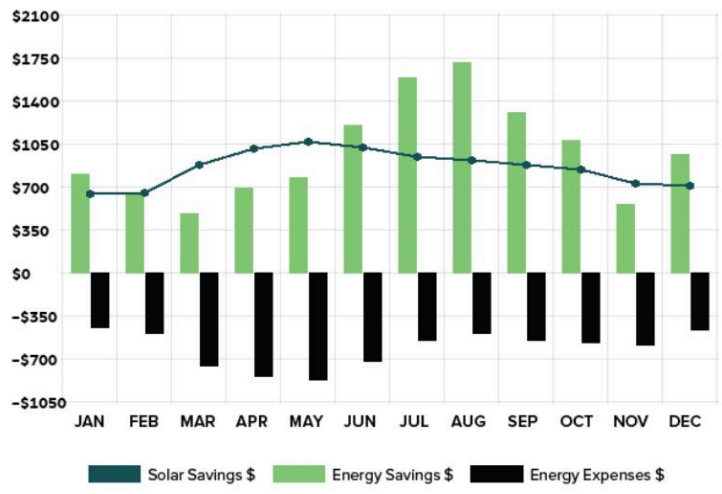
$14,986	$101,076	$116,062
Green Feature Home Price Impact	Solar Home Price Impact	Potential Home Price Impact

Potential Home Price impact when the Solar and Green Features on the home are owned outright .

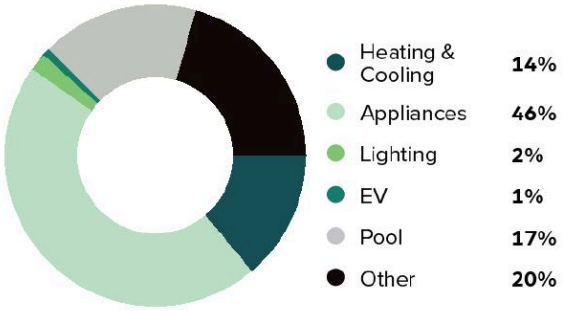
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Home Electricity Profile

ENERGY EXPENSES & SAVINGS



MY ENERGY USAGE



ANNUAL ENERGY USAGE

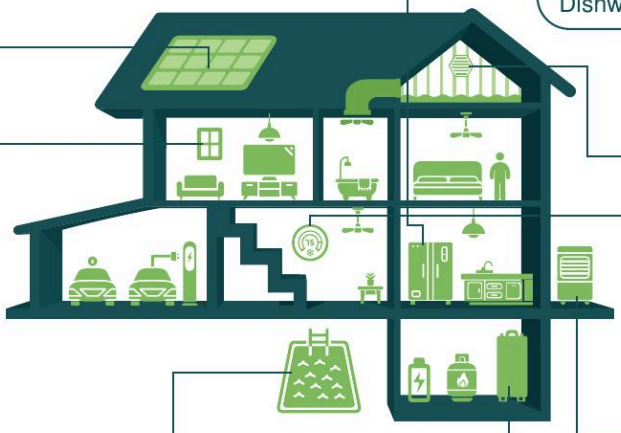
14,314 kWh's

WHAT'S IMPACTING THIS HOME'S ELECTRICITY BILL

BUILDING
Built: 1995
6287 sq ft
5 Bed
4.0 Bath
Single Family
2 Floors
Natural Gas

APPLIANCES
Refrigerators: 2
Freezers: 1
Clothes Dryers: 1
Dishwashers: 1
Microwave Ovens: 1
Ovens: 1
Stoves: 1

ENERGY
LED Lighting: 100%
EV Charger: 0
Energy Monitor: No
Solar Panels: 100
Battery Storage: No



ATTIC
Fiberglass Batting
8 inches
R-Value: R-26

WINDOWS
50 Windows
Double Pane

THERMOSTAT
Smart
2 Units

COMFORT
AC Temp: 77 degrees
AC Months: 3
Heat Temp: 70 degrees
Heat Months: 2
4 People

HVAC
Central Air
3 Units
20 Seer

POOL
Pool: Yes
Single Speed Pump
Heater: Gas
Spa: Yes

WATER HEATER
Natural Gas Heater
75 Gallons
1 Unit

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The Energy Savings Plan

GREEN HOME RATING



55%

ENERGY EFFICIENT

ESTIMATED MONTHLY SAVINGS



$125	+	$842	=	$967
Green Feature Savings		Solar Savings		Total Monthly Savings

Smart Thermostats

✔ Installed Add

Monthly Savings: $17
Green Rating: 4%
Estimate to Add: N/A

Variable Speed Pool Pump

Installed ✔ Add

Monthly Savings: $42
Green Rating: 9%
Estimate to Add: $2,300

High Efficiency Water Heater

✔ Installed Add

Monthly Savings: $96
Green Rating: 20%
Estimate to Add: N/A

LED Lighting

✔ Installed Add

Monthly Savings: $4
Green Rating: 1%
Estimate to Add: N/A

Electric Vehicle Charger

Installed ✔ Add

Monthly Savings: $16
Green Rating: 3%
Estimate to Add: $1,400

Battery Storage

Installed ✔ Add

Monthly Savings: $78
Green Rating: 16%
Estimate to Add: $28,600

Energy Consumption Monitoring

Installed ✔ Add

Monthly Savings: $26
Green Rating: 5%
Estimate to Add: $950

Ceiling Fans

✔ Installed Add

Monthly Savings: $7
Green Rating: 2%
Estimate to Add: N/A

High Effiecieincy Attic Insuation

Installed ✔ Add

Monthly Savings: $36
Green Rating: 7%
Estimate to Add: $5,344

High Efficiency Windows

Installed ✔ Add

Monthly Savings: $84
Green Rating: 17%
Estimate to Add: $38,421

Whole House Fan

Installed ✔ Add

Monthly Savings: $18
Green Rating: 4%
Estimate to Add: $3,000

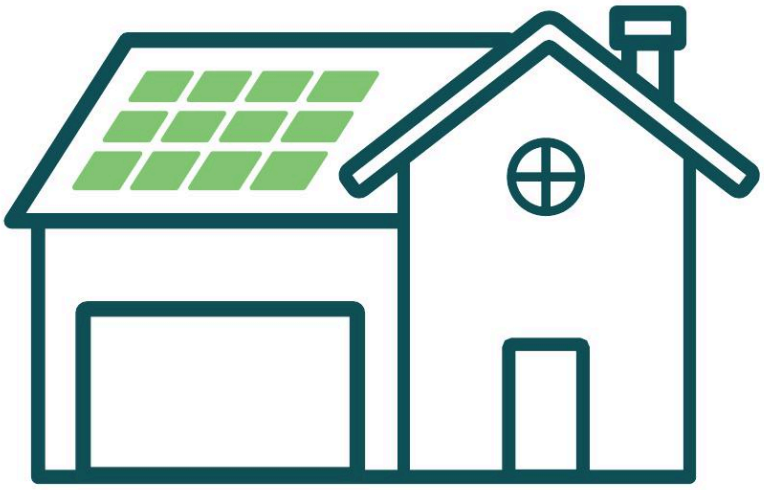
High Efficiency HVAC

Installed ✔ Add

Monthly Savings: $60
Green Rating: 12%
Estimate to Add: $9,500

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Installed Solar System



SOLAR OFFSET SCORE

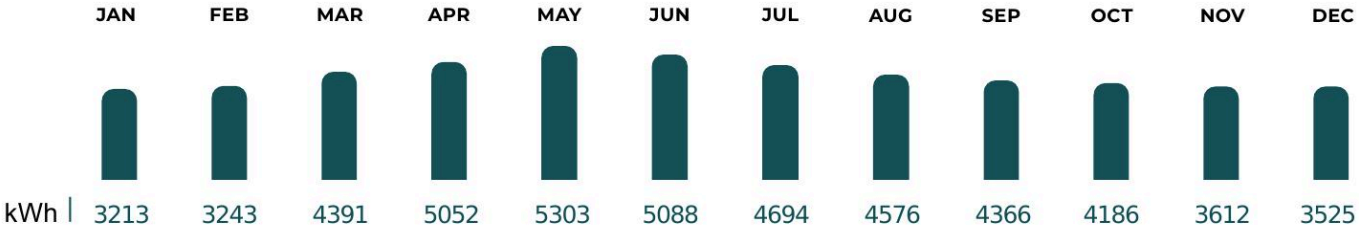
100%
SOLAR POWERED HOME

SOLAR OWNERSHIP METHOD
Owned

SYSTEM SIZE
30.0 kW

SYSTEM AGE
6 years

ESTIMATED MONTHLY SOLAR PRODUCTION



MONTHLY SOLAR PAYMENT
$0

MONTHLY SOLAR SAVINGS
$842

ENERGY SAVED SINCE INSTALL
$61,488

POTENTIAL HOME PRICE IMPACT*
$116,062

* If the solar system is owned outright.

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Installed Solar Details

Solar System Details		Inverter Details	
Solar System Size	30.00 kW	Inverter Type	String
Installation Date	2020	Inverter Manufacturer	Fronius
Age of Solar System	6 years	Inverter Age	6 years
Expected Annual kWh Production	51,240 kWh	Inverter Wattage	10000 W
Expected Annual Savings from Solar	$10,248	Original Inverter Warranty	10
Expected Average Monthly kWh Energy Production	4,270 kWh	Remaining Warranty Time	4

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	South East	-	-	-
Solar Panel Count	100	-	-	-
Panel Wattage	300	-	-	-
Array Size in kW	30.00	-	-	-
Solar Panel Manufacturer	SunSpark	-	-	-
Solar Warranty	25	-	-	-
Year 1 kWh Production	51,240 kWh	-	-	-
Number of Inverters	1	-	-	-

Solar Installer Details	
Business Name	EverSun Solar
Still in Business	No
Installer Warranty	None
Phone Number	N/ A
Email	N/ A

Solar Finance Details	
Financial Vehicle	Owned
Payment Amount	-
Highest Payment Amount	-
Pay Off Amount	-
Initial Term Length	-
Remaining Term Length	-
Loan APR %	-
Lease Annual Increase %	-
Company Name	-
Phone	-
Email	

Green Feature Details

Green Feature	Count	Type	Rating	Savings
Smart Thermostat	2	Smart	-	$17
Ceiling Fans	3	-	-	$7
High Efficiency Attic Insulation	8"	Fiberglass Batting	R-26	$36
High Efficiency Windows	50	Triple Pane	-	$84
Whole House Fan	-	-	-	-
High Efficiency HVAC System	3	Central	20 seer	$60
Variable Speed Pool Pump	-	-	-	-
High Efficiency Water Heater	1	Gas	-	$96
Solar System	1	-	30.0 kW	$842
Electric Vehicle Charger	0	-	-	-
Home Battery Storage	0	None	-	-
Energy Consumption Monitoring	0	None	-	-

Battery Details	
Battery Type	-
Battery Manufacturer	-
Battery Install Date	-
kWh Battery Storage Capacity	-
Battery Count	-
Original Battery Warranty	-
Battery Value	-

Projected Green Feature Savings

Year	Utility Power	Solar Production	Rated Solar Output	Monthly Utility Savings	Annual Utility Savings
1	0.200 $/kWh	51,240 kWh	100.0%	$854	$10,248
2	0.207 $/kWh	50,984 kWh	99.5%	$879	$10,553
3	0.214 $/kWh	50,729 kWh	99.0%	$905	$10,868
4	0.222 $/kWh	50,475 kWh	98.5%	$932	$11,192
5	0.230 $/kWh	50,223 kWh	98.0%	$960	$11,526
6	0.238 $/kWh	49,972 kWh	97.5%	$989	$11,870
7	0.246 $/kWh	49,722 kWh	97.0%	$1,018	$12,224
8	0.254 $/kWh	49,473 kWh	96.5%	$1,049	$12,588
9	0.263 $/kWh	49,226 kWh	96.0%	$1,080	$12,964
10	0.273 $/kWh	48,980 kWh	95.5%	$1,112	$13,350
			10 Year Green Feature Savings		$117,383
11	0.282 $/kWh	48,735 kWh	95.0%	$1,145	$13,749
12	0.292 $/kWh	48,491 kWh	94.5%	$1,179	$14,159
13	0.302 $/kWh	48,249 kWh	94.0%	$1,215	$14,581
14	0.313 $/kWh	48,008 kWh	93.5%	$1,251	$15,016
15	0.324 $/kWh	47,767 kWh	93.0%	$1,288	$15,464
16	0.335 $/kWh	47,529 kWh	92.5%	$1,327	$15,925
17	0.347 $/kWh	47,291 kWh	92.0%	$1,366	$16,400
18	0.359 $/kWh	47,055 kWh	91.5%	$1,407	$16,889
19	0.371 $/kWh	46,819 kWh	91.0%	$1,449	$17,393
20	0.385 $/kWh	46,585 kWh	90.5%	$1,492	$17,912
21	0.398 $/kWh	46,352 kWh	90.0%	$1,537	$18,446
22	0.412 $/kWh	46,120 kWh	89.5%	$1,583	$18,996
23	0.426 $/kWh	45,890 kWh	89.0%	$1,630	$19,562
24	0.441 $/kWh	45,660 kWh	88.5%	$1,678	$20,146
25	0.457 $/kWh	45,432 kWh	88.0%	$1,728	$20,747
			25 Year Green Feature Savings		$372,768
30	0.529 $/kWh	44,308 kWh	85.5%	$1,954	$23,456
35	0.614 $/kWh	43,211 kWh	83.0%	$2,209	$26,519
40	0.711 $/kWh	42,141 kWh	80.5%	$2,498	$29,982
45	0.825 $/kWh	41,098 kWh	78.0%	$2,824	$33,897
50	0.956 $/kWh	40,081 kWh	75.5%	$3,193	$38,323
			50 Year Green Feature Savings		$1,097,637

Solar Listing Report Advisory

This Solar Listing Report provides a high-level summary of solar-related features and estimated energy performance characteristics for the property at the time of reporting. It is intended to help illustrate system size, ownership, energy production, and potential usage offsets, and to support the clear communication of solar-related information during the home marketing process. This document does not serve as a warranty, certification, or engineering analysis and is not intended to be relied upon as the sole basis for any financial, purchase, or real estate decisions.

This report does not assess the condition, functionality, or safety of the solar system or any related equipment. It is not a replacement for a solar inspection or a substitute for engineering analysis, valuation, or legal review. While the report may present estimated cost savings, home price impact, or energy production over time, these figures are projections only and may vary significantly based on actual system performance, utility rates, user behavior, weather, shading, and other dynamic factors. Neither the inspector nor Sprk guarantees that any stated savings, performance, or valuation will be realized.

The data used to generate this report is derived from a combination of on-site observations, the Home Energy Assessment, available system documentation, and public records. These sources may be incomplete, inaccurate, or out of date. Sprk makes a good faith effort to provide relevant and accurate information based on the data available at the time of report generation but cannot ensure completeness or correctness. Information such as utility pricing, energy output, battery capacity, installer warranties, or financing terms may change over time or differ from what is represented here. Clients and buyers are encouraged to independently verify any such data with the utility provider, solar installer, finance company, or local Authority Having Jurisdiction (AHJ).

This report is a static summary and is not designed to be modified after generation, with the exception of user-driven consumption variables that may be adjusted in the interactive version. All outputs, including projected savings, energy usage, and offset percentages, are based on inputs available at the time of inspection and should be treated as estimations. This report does not determine the presence or absence of defects, warranty eligibility, or system compliance with code or utility requirements.

This report is intended for informational purposes only and is provided solely to the client identified in the accompanying agreement. Any use by third parties is at their own risk, and no responsibility is assumed for external reliance or interpretation. The report does not constitute a warranty or guarantee of energy performance, transfer eligibility, or solar system value. Sprk, the inspector, and any parties involved in generating this report disclaim all express or implied warranties, including merchantability and fitness for a particular purpose. This report was created in good faith and is not intended to mislead or serve as a substitute for independent investigation. Liability is limited to the amount paid for this report, and any claims for damages, including consequential or incidental damages, are expressly waived to the fullest extent permitted by law. Any disputes related to this report shall be subject to the terms of the inspection agreement or resolved in accordance with applicable state small claims procedures.

OWNED SOLAR

TRANSACTION GUIDE

SELLER'S CHECKLIST

HOW TO SELL A SOLAR HOME (STEP BY STEP)

CEDRUS Property Inspections

PHASE 1: PREPARE PRIOR TO LISTING HOME FOR SALE

STEP 1: COLLECT SOLAR DOCUMENTATION

- ☐ Gather the solar documentation
  - Solar installation agreement and equipment warranties, etc.
- ☐ Get a Sprk Listing Report and Solar Inspection Report

STEP 2: NOTIFY SERVICE PROVIDERS

- ☐ Contact solar installer and electric utility for transfer instructions
- ☐ Locate & update solar monitoring in preparation for transfer

STEP 3: MARKET SOLAR HOME

- ☐ Adjust home price for solar and home energy improvements
- ☐ Highlight solar size(kW), age and energy savings in listing
- ☐ Attach Listing Report/Green Home Tour to listing sites and marketing materials

PHASE 2: COLLABORATE ONCE PURCHASE CONTRACT IS SIGNED

STEP 4: SHARE SOLAR DOCUMENTATION

- ☐ Send the Buyer the following:
  - Solar disclosure docs, installation agreement, Sprk Reports, Buyer Transfer Checklists
- ☐ Provide Appraiser solar documentation and note that the solar will be conveyed as owned
- ☐ Provide Escrow Officer solar documentation and notify them that the solar is owned outright
- ☐ Keep electric utility connection active until Buyer transfer is complete
- ☐ Share solar monitoring login with Buyer

PHASE 3: CONVEY AT CLOSE OF ESCROW

STEP 5: TRANSFER SOLAR TO BUYER

- ☐ Transfer electricity utility services into Buyer's name

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

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OWNED SOLAR

TRANSACTION GUIDE

BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)

CEDRUS Property Inspections

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

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