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Solar Inspection Report

Solar Inspection Report — composite example · Report ID SAMPLE-0000

ABOUT THIS SAMPLE

Everything here is a made-up example — not a real property and not a real inspection. The structure is exactly what you receive; the values are composite. Your report covers the system actually on your roof, and no two solar systems are the same.

01 · COVER

PROPERTY	1200 Sample Street, Anytown, CA 90000
REPORT ID	SAMPLE-0000
INSPECTION DATE	March 14, 2026
REPORT ISSUED	March 15, 2026
PREPARED FOR	Sample Buyer (via Sample Realty)
INSPECTED BY	solarIQ360
INSPECTION TYPE	Solar Home Inspection — real estate transaction

02 · EXECUTIVE SUMMARY

SYSTEM STATUS	Partially operational
OVERALL CONDITION	Fair — corrective action required

A roof-mounted photovoltaic system was inspected at the property. The array comprises 28 modules across two roof planes, operating through a single string inverter with module-level power electronics. Array orientation was confirmed at 195° SSW with a measured tilt of 23°.

The inverter was producing at the time of inspection, with AC and DC bus voltages within normal operating parameters. The error log contains six historical fault events, including one arc-fault detection. One module-level unit was not reporting. Conductor management under the array uses UV-degradable ties throughout, and two displaced roof tiles were documented at the array edge. Monitoring is active and registered to the seller; account transfer is required after close of escrow.

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03 · SYSTEM SPECIFICATIONS

Composite and illustrative. Serial numbers are masked here; a delivered report records them in full.

SYSTEM SIZE	~10.4 kW DC (est.)
INSTALLATION TYPE	Roof mount, composition shingle
GRID CONNECTION	Grid-tied · single phase
ELECTRICAL SERVICE	200A / 240V
INVERTER ARCHITECTURE	String inverter with module-level electronics
INVERTER SERIAL	???????? (recorded in full in the delivered report)
FIRMWARE	Version recorded · update available (not applied)
TOTAL MODULES	28
ARRAY AZIMUTH / TILT	195° SSW · 23° (measured)
RAPID SHUTDOWN	Present and labeled · verified <30V
DC VOLTAGE (MEASURED)	372 Vdc
AC VOLTAGE (MEASURED)	243 Vac
BATTERY STORAGE	Not installed
MONITORING	Manufacturer platform · active · transfer required
SYSTEM OWNERSHIP	Owned / loan

04 · INVERTER ERROR LOG

What the system has recorded about itself. A general home inspection cannot read this.

ARC FAULT DETECTED · 1 EVENT	Manual reset. Investigated in Finding 01.
GROUND FAULT · 0 EVENTS	None recorded.
GRID VOLTAGE OUT OF RANGE · 3 EVENTS	Utility-side; consistent with brief grid excursions.
GRID FREQUENCY OUT OF RANGE · 1 EVENT	Utility-side.

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continued

ISOLATION RESISTANCE LOW · 1 EVENT	Cleared without intervention. Worth watching.
COMMUNICATION LOSS · RECURRING	Matches the non-reporting unit in Finding 03.

05 · FIRMWARE

FIRMWARE VERSION	Recorded in the delivered report
UPDATE AVAILABLE	Yes — not applied
APPLIED BY SOLARIQ360?	No. Applying an update changes your equipment and is not something we do as a matter of course.

06 · PHOTO DOCUMENTATION

A delivered report carries dozens of captioned photographs, grouped like this.

ARRAY & PROPERTY OVERVIEW	Roof planes, array sections, orientation and tilt confirmation.
INVERTER & ELECTRICAL	Equipment, data labels, wiring compartment, disconnects.
MODULE WIRING & WIRE MANAGEMENT	Conductor routing, securing method and condition where visible from the array.
MEASUREMENTS	Meter readings at the disconnect and inverter, rapid-shutdown verification.
SERVICE PANEL & LABELING	Point of connection, breaker labeling, required safety labels.
ROOF & RACKING	Mounting condition, penetrations, tile or shingle condition at array edge.
FINDINGS	Any condition flagged, photographed in context and close-up.

Real inspection photographs are not reproduced in this public sample, because they show identifiable properties. The delivered report is photograph-heavy throughout.

07 · INSPECTION FINDINGS

In the order they matter. Severity is carried by the label as well as the colour, so it survives printing in black and white.

HIGH PRIORITY

Arc-fault detection recorded in the inverter log

The error log contains a confirmed arc-fault detection event. The detection circuit is currently set to manual reconnect, which indicates the inverter tripped and was reset by hand. The source should be investigated before close of escrow — arc faults are a fire-risk category, not a nuisance code.

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HIGH PRIORITY

Conductor management under the array

UV-degradable ties are the predominant conductor management method across both array sections. These fail over time and allow conductors to contact the roof surface, which is a recognised arc-fault precursor and a plausible contributor to the logged event above. Replacement with UV-rated clips is recommended.

MEDIUM PRIORITY

One module-level unit not reporting

One power electronics unit was not reporting at the time of inspection. This reduces total system output and is typically addressed through the manufacturer's warranty or service process rather than as a paid repair.

MEDIUM PRIORITY

Displaced roof tiles at the array edge

Two displaced tiles were documented adjacent to the array. Not necessarily attributable to the solar installation, but they present a water-intrusion path beneath the array. A licensed roofing contractor should assess.

CONFIRMED WORKING

Rapid shutdown present and verified

The rapid shutdown device is installed and correctly labeled. Voltage measured at the DC disconnect with rapid shutdown engaged was within the applicable threshold.

CONFIRMED WORKING

Inverter producing at time of inspection

The inverter was operating with AC and DC voltages within normal parameters. Lifetime production was recorded from the display.

08 · MONITORING

The monitoring platform is how anyone knows the system is still working. It is almost always registered to the seller, and it does not transfer automatically. Without it the new owner has no visibility into production, faults or a unit that has quietly stopped reporting.

01 · CONFIRM THE PLATFORM AND HOW IT CONNECTS	Cellular, Wi-Fi or wired — each has different failure modes, and cellular plans can have a fixed term.
02 · REQUEST ACCOUNT TRANSFER AFTER CLOSING	Through the manufacturer's support process. The buyer generally needs their own account first.
03 · VERIFY THE LAYOUT MAP MATCHES THE ROOF	So a future fault points at the right physical unit.
04 · CHECK ANY SUBSCRIPTION EXPIRY	And budget for renewal if it's close.

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09 · RECOMMENDED NEXT STEPS

Priority order, each naming the trade responsible.

1 · HIGH — SOLAR REPAIR COMPANY OR INSTALLER	Investigate the arc-fault history and inspect DC conductors along the full run.
2 · HIGH — SOLAR REPAIR COMPANY OR INSTALLER	Replace UV-degradable conductor ties with UV-rated clips throughout both array sections.
3 · MEDIUM — SOLAR REPAIR COMPANY OR MANUFACTURER	Address the non-reporting module-level unit through warranty or service.
4 · MEDIUM — ROOFING CONTRACTOR	Assess and remediate the displaced tiles at the array edge.
5 · STANDARD — BUYER, AFTER CLOSING	Request monitoring account transfer and confirm the layout map.

WE REPORT WHAT WE FIND

Firmware versions and available updates are recorded; applying an update is a change to your equipment and is not something we do as a matter of course. Findings are not rewritten because someone would prefer a different conclusion — the report reflects the inspection. Factual or administrative corrections are handled directly with us.

REPAIR ESTIMATES ARE NOT A STANDARD DELIVERABLE

The report documents the condition and names the trade responsible. Pricing comes from the contractor the customer chooses — which is exactly why our findings don't change based on who does the work.

This document is a composite example. It is not a real inspection, not a real property, and not a report about anybody's home. Requesting an inspection is a request rather than a confirmed appointment; reports are normally delivered in about 24 hours, which is a typical turnaround rather than a guarantee.

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