

Solar Listing Report

ADDRESS: 13 Roosevelt Drive Newtown CT 06470

SOLAR OFFSET SCORE



52%
SOLAR POWERED HOME

Sprk Certified Home

Jan 17, 2026 - 5849806788



LISTING AGENT



Justin Birtwell
Home Inspector



Maxim Home Inspections

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HOI.0001439

ESTIMATED UTILITY BILL



\$70
AVERAGE ELECTRIC BILL

COMPARED TO SIMILAR HOMES THIS HOME SAVES



\$380
MO/ENERGY SAVINGS



\$53,879
10 YEARS ELECTRICITY

Interactive Web Report



Scan to Personalize

WHAT'S INSIDE

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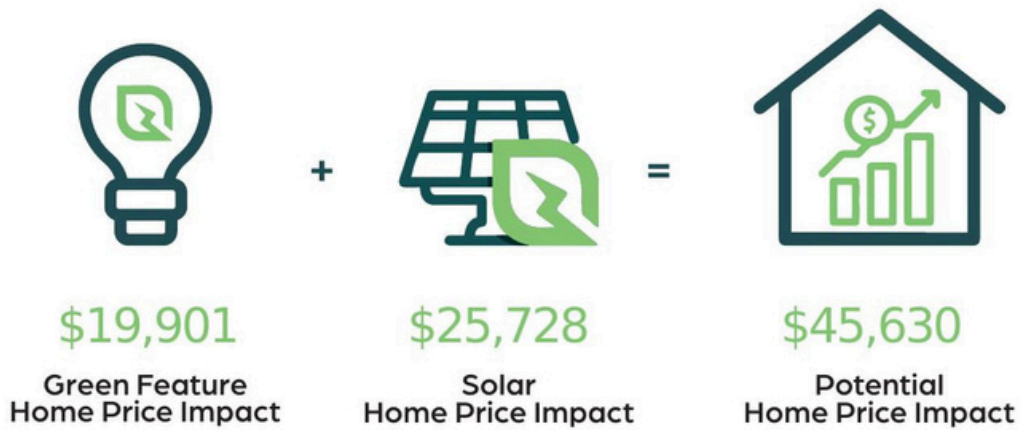
Solar Impact Summary

PROJECTED ENERGY SAVINGS OVER TIME



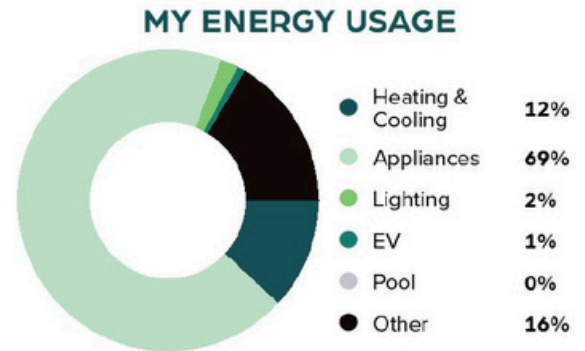
Expected Home Energy Savings resulting from the Solar and Green Features on the home.

POTENTIAL HOME PRICE IMPACT



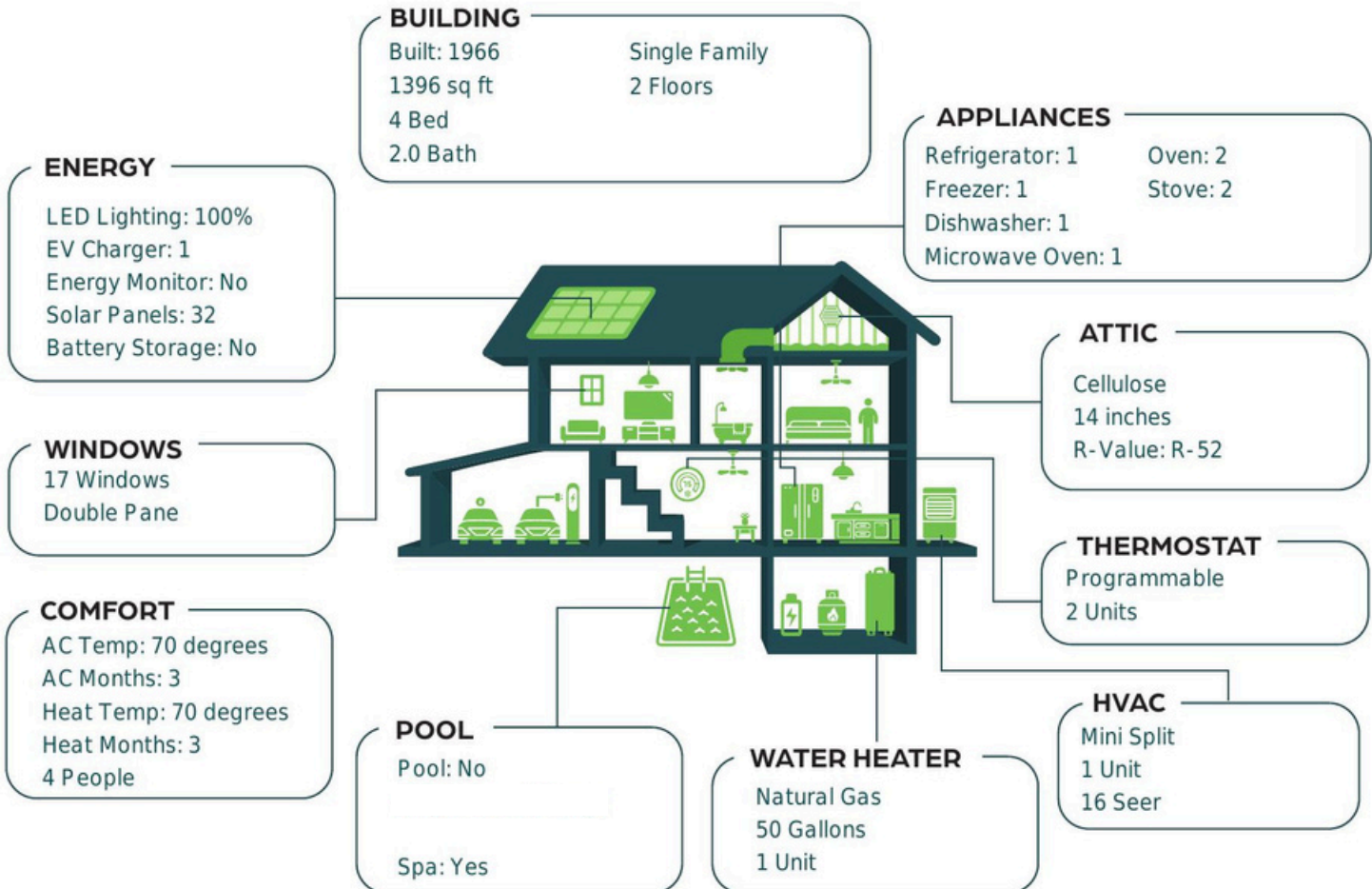
Potential Home Price impact when the Solar and Green Features on the home are owned outright .

Home Energy Profile



ANNUAL ENERGY USAGE
13,125 kWh

WHAT'S IMPACTING THIS HOME'S ENERGY



The Energy Savings Plan

GREEN HOME RATING

53%

ENERGY EFFICIENT

ESTIMATED MONTHLY SAVINGS

\$166
Green Feature Savings

\$214
Solar Savings

\$380
Total Monthly Savings



Smart Thermostats

Installed Add

Monthly Savings: \$8
Green Rating: 2%
Estimate to Add: \$500



Variable Speed Pool Pump

Installed Add

Monthly Savings: N/A
Green Rating: N/A
Estimate to Add: N/A



High Efficiency Water Heater

Installed Add

Monthly Savings: \$28
Green Rating: 7%
Estimate to Add: N/A



LED Lighting

Installed Add

Monthly Savings: \$6
Green Rating: 1%
Estimate to Add: N/A



Electric Vehicle Charger

Installed Add

Monthly Savings: \$11
Green Rating: 3%
Estimate to Add: N/A



Battery Storage

Installed Add

Monthly Savings: \$102
Green Rating: 26%
Estimate to Add: \$28,600



Energy Consumption Monitoring

Installed Add

Monthly Savings: \$18
Green Rating: 4%
Estimate to Add: \$950



Ceiling Fans

Installed Add

Monthly Savings: \$16
Green Rating: 4%
Estimate to Add: N/A



High Efficiency Attic Insulation

Installed Add

Monthly Savings: \$47
Green Rating: 12%
Estimate to Add: N/A



High Efficiency Windows

Installed Add

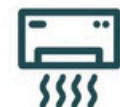
Monthly Savings: \$24
Green Rating: 6%
Estimate to Add: \$8,531



Whole House Fan

Installed Add

Monthly Savings: \$23
Green Rating: 6%
Estimate to Add: \$3,000

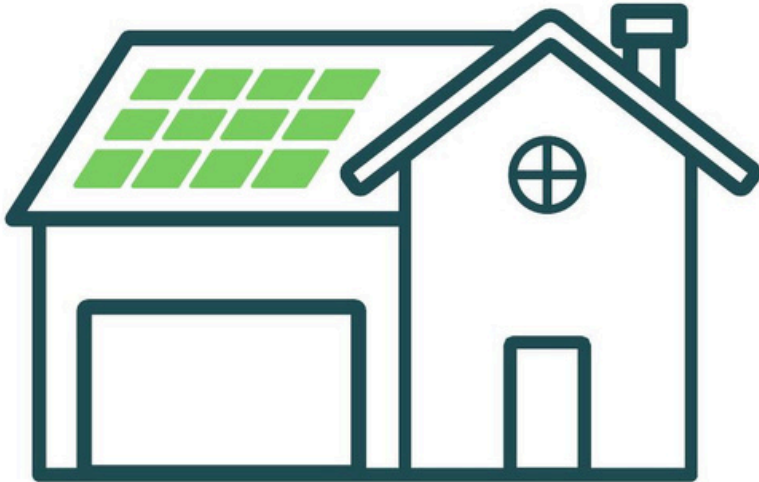


High Efficiency HVAC

Installed Add

Monthly Savings: \$58
Green Rating: 15%
Estimate to Add: N/A

Installed Solar System



SOLAR OFFSET SCORE



52%

SOLAR POWERED HOME

SOLAR OWNERSHIP METHOD

Lease/PPA

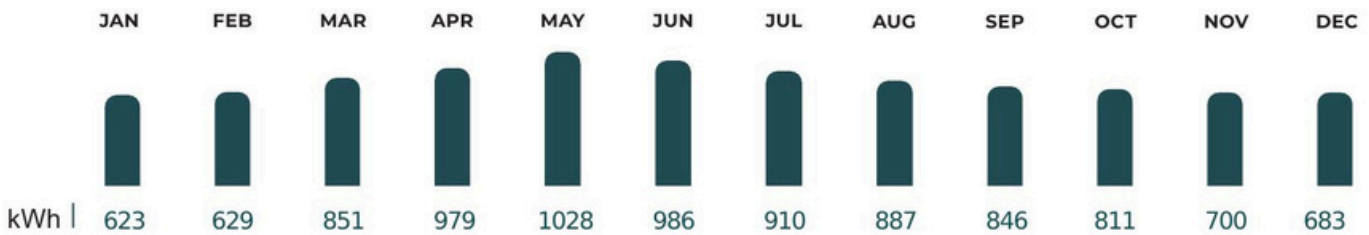
SYSTEM SIZE

8.0 kW

SYSTEM AGE

12 years

ESTIMATED MONTHLY SOLAR PRODUCTION



MONTHLY SOLAR PAYMENT

\$85

MONTHLY SOLAR SAVINGS

\$214

ENERGY SAVED SINCE INSTALL



\$31,303

POTENTIAL HOME PRICE IMPACT*

\$45,630

* If the solar system is owned outright.

Installed Solar Details

Solar System Details		Inverter Details	
Solar System Size	8.00 kW	Inverter Type	String
Installation Date	2014	Inverter Manufacturer	SolarEdge
Age of Solar System	12 years	Inverter Age	12 years
Annual kWh Production	9,930 kWh	Inverter Wattage	6000 W
Annual Market Value of Energy Produced	\$2,609	Original Inverter Warranty	10
Monthly Market Value of Energy Produced	827 kWh	Remaining Warranty Time	0

Solar System Details	Solar Array #1	Solar Array #2	Solar Array #3	Solar Array #4
Solar Azimuth	South East	South West	-	-
Solar Panel Count	22	10	-	-
Panel Wattage	250	250	-	-
Array Size in kW	5.50	2.50	-	-
Solar Panel Manufacturer	-	-	-	-
Solar Warranty	25	25	-	-
Year 1 kWh Production	6,659 kWh	3,271 kWh	-	-
Number of Inverters	1	1	-	-

Solar Installer Details	
Business Name	Tesla
Still in Business	Yes
Installer Warranty	25 years
Phone Number	+1 (888) 518-3752
Email	N/A

Solar Finance Details	
Financial Vehicle	Lease/PPA
Payment Amount	\$85
Highest Payment Amount	\$85
Pay Off Amount	-
Initial Term Length	20
Remaining Term Length	8
Loan APR %	-
Lease Annual Increase %	3%
Company Name	Tesla
Phone	(888) 765-2489
Email	powerwallsupportna@tesla.com

Green Feature Details

Green Feature	Count	Type	Rating	Savings
Smart Thermostat	-	-	-	-
Ceiling Fans	5	-	-	\$16
High Efficiency Attic Insulation	14"	Cellulose	R-52	\$16
High Efficiency Windows	17	Double Pane	-	-
Whole House Fan	-	-	-	-
High Efficiency HVAC System	1	Mini Split	16 seer	\$58
Variable Speed Pool Pump	-	-	-	-
High Efficiency Water Heater	1	Gas	-	\$28
Electric Vehicle Charger	1	-	-	\$11
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	0.263 \$/ kWh	9,930 kWh	100.0%	\$217	\$2,609
2	0.272 \$/ kWh	9,880 kWh	99.5%	\$224	\$2,686
3	0.281 \$/ kWh	9,830 kWh	99.0%	\$231	\$2,767
4	0.291 \$/ kWh	9,781 kWh	98.5%	\$237	\$2,849
5	0.301 \$/ kWh	9,732 kWh	98.0%	\$244	\$2,934
6	0.312 \$/ kWh	9,684 kWh	97.5%	\$252	\$3,021
7	0.323 \$/ kWh	9,635 kWh	97.0%	\$259	\$3,112
8	0.334 \$/ kWh	9,587 kWh	96.5%	\$267	\$3,204
9	0.346 \$/ kWh	9,539 kWh	96.0%	\$275	\$3,300
10	0.358 \$/ kWh	9,492 kWh	95.5%	\$283	\$3,398
10 Year Green Feature Savings				\$29,880	
11	0.371 \$/ kWh	9,444 kWh	95.0%	\$292	\$3,500
12	0.384 \$/ kWh	9,397 kWh	94.5%	\$300	\$3,604
13	0.397 \$/ kWh	9,350 kWh	94.0%	\$309	\$3,712
14	0.411 \$/ kWh	9,303 kWh	93.5%	\$319	\$3,822
15	0.425 \$/ kWh	9,257 kWh	93.0%	\$328	\$3,936
16	0.440 \$/ kWh	9,210 kWh	92.5%	\$338	\$4,054
17	0.456 \$/ kWh	9,164 kWh	92.0%	\$348	\$4,175
18	0.471 \$/ kWh	9,118 kWh	91.5%	\$358	\$4,299
19	0.488 \$/ kWh	9,073 kWh	91.0%	\$369	\$4,427
20	0.505 \$/ kWh	9,027 kWh	90.5%	\$380	\$4,559
21	0.523 \$/ kWh	8,982 kWh	90.0%	\$391	\$4,695
22	0.541 \$/ kWh	8,937 kWh	89.5%	\$403	\$4,835
23	0.560 \$/ kWh	8,893 kWh	89.0%	\$415	\$4,980
24	0.580 \$/ kWh	8,848 kWh	88.5%	\$427	\$5,128
25	0.600 \$/ kWh	8,804 kWh	88.0%	\$440	\$5,281
25 Year Green Feature Savings				\$94,889	
30	0.695 \$/ kWh	8,586 kWh	85.5%	\$498	\$5,971
35	0.806 \$/ kWh	8,374 kWh	83.0%	\$563	\$6,750
40	0.935 \$/ kWh	8,166 kWh	80.5%	\$636	\$7,632
45	1.083 \$/ kWh	7,964 kWh	78.0%	\$719	\$8,628
50	1.256 \$/ kWh	7,767 kWh	75.5%	\$813	\$9,755
50 Year Green Feature Savings				\$279,404	



SELLER'S CHECKLIST

HOW TO SELL A SOLAR HOME (STEP BY STEP)



LEASED / PPA
SOLAR

PHASE 1: PREPARE PRIOR TO LISTING HOME FOR SALE

STEP 1: COLLECT SOLAR DOCUMENTATION

- Gather the solar documentation
 - Solar lease/PPA, installation agreements and equipment warranties, etc.
- Get a Sprk Listing Report and Solar Inspection Report

STEP 2: NOTIFY SERVICE PROVIDERS

- Contact solar lease/PPA company
 - Request a solar system purchase amount
 - Request a lease/ppa agreement prepayment amount
 - Get the lease/PPA agreement assumption instructions
- Contact electric utility for transfer instructions
- Locate & update solar monitoring in preparation for transfer

STEP 3: MARKET SOLAR HOME

- Decide if seller will buyout the solar or if the Buyer will assume it
- Adjust home price IF the solar will be transferred to buyer as owned solar
- Highlight solar size(kW), age and 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, lease/PPA agreement, Sprk Reports, Buyer Transfer Checklists
 - Solar lease/ PPA purchase and prepayment amounts, and assumptions instructions
- Notify the lease/PPA company of agreement intent, and request a 45-day payoff or prepayment amount
- Provide Appraiser solar documentation and make note IF the solar will be conveyed as owned
- Notify Escrow Officer how the lease/PPA will be resolved and provide all solar documentation
- 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

- Confirm lease/PPA agreement assumption or payment is complete, and UCC lien released through escrow
- Transfer electricity utility services into Buyer's name

SOLAR DOCUMENTATION

- State solar disclosure documentation (where applicable)
- Solar Lease/PPA Agreement
- 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

TRANSACTION GUIDE



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



LEASED / PPA
SOLAR

TRANSACTION GUIDE

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- Gather Solar Information from Seller
 - Solar Lease or Solar PPA, 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 make note of repairs for solar company
 - Compare solar lease/PPA monthly payments against monthly solar savings
 - Learn about solar lease/PPA remaining payments and if they are expected to increase
 - 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 remainder of the solar lease/PPA, Options:
 - Decide whether the lease/PPA will be prepaid, bought out, or assumed by the Buyer

STEP 4: FINALIZE SOLAR TRANSFER

- Provide solar documentation and confirm lease/PPA prepayment, buyout or assumption with the Escrow Officer, Loan Officer, and Appraiser
 - If the solar lease/PPA will be bought out or Prepaid: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payment
 - If the Buyer will assume the solar lease/PPA, confirm with the Loan Officer if that will impact their ability to qualify for the home loan
 - If the Buyer will assume the solar lease/PPA, Complete the solar lease/PPA transfer process by:
 - Submitting credit application or assumption fee
 - Signing the lease/PPA assumption agreement
 - Setting up lease/PPA payment terms
- 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 lease/PPA company
 - For help connecting the solar monitoring to your new WiFi network
 - 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 Lease/PPA 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 | |