



Confidential Inspection Report



Photovoltaic Solar System Inspection Report

PREPARED EXCLUSIVELY FOR

Paige Turner

LOCATED AT:

1 Total Inspectware Drive, Anywhere, USA 01234

INSPECTED ON:

09/03/2026

Inspected and Prepared By: Steve Johnson,

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GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

PHOTOVOLTAIC SOLAR SYSTEM SUMMARY

GENERAL SITE INFORMATION

Start Date/Time	09/03/2026 9:00AM
End Date/Time	09/03/2026 10:30AM
Present For Inspection	Homeowner
Air Temperature (Degrees F)	90
Weather Conditions	Sunshine, No Rain Last 2 Days
Front of Structure Orientation	Southeast

SYSTEM CONFIGURATION

System Type	Grid-Tied
Installation Date	05/02/2022
Approximate System Age	1–5 Years
Installation Company	Solar4U LLC
Utility Company	Electric Is Costly Power Company
Permits and/or Documentation Available	Yes

MODULE INFORMATION

Module Manufacturer	LG Solar
Module Model	LG400N2W-V5
Module Wattage	400
Module Cell Technology	Monocrystalline

ARRAY CONFIGURATION

Array Configuration	
Array Location	Front, Roof
Array Mounting Type	Roof Mounted - Flush Mount
Number of Modules	24
Roof Slope/Pitch	6:12
Array Tilt	Matches Roof Pitch
Array Orientation	Southeast

Array Size (kW) (Number of Modules × Module Wattage ÷ 1,000)	9600 kW
Array Configuration #2	
Array Location	Rear, Roof
Array Mounting Type	Roof Mounted - Flush Mount
Number of Modules	10
Roof Slope/Pitch	6:12
Array Tilt	Matches Roof Pitch
Array Orientation	Northeast
Array Size (kW) (Number of Modules × Module Wattage ÷ 1,000)	4.0 kW
Total System Size (kW) - (Add All Array Sizes)	13.6 kW

INVERTER & MONITORING

Inverter Manufacturer	Enphase Energy
Inverter Type	Microinverter
Monitoring Platform	Enphase Enlighten

BATTERY STORAGE

SAFETY DEVICES

Optimizer Manufacturer	SolarEdge
Rapid Shutdown Manufacturer	SolarEdge

EQUIPMENT LOCATIONS, INSPECTOR'S ASSESSMENT & REMARKS

Location of Major Equipment (Inverter, disconnects, batteries, & other electrical equipment, if present)	Left side of home
Overall Inspector's Assessment	Functional with Observed Deficiencies. The visible and accessible portions of the photovoltaic solar system were found to be functional at the time of the inspection; however, deficiencies or conditions requiring attention were observed that can affect system performance, reliability, or service life. Refer to the body of this report for additional details and recommendations.

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

PHOTOVOLTAIC SOLAR SYSTEM

Solar Panels (Modules)

Damaged Photovoltaic Module(s) Observed

One or more photovoltaic modules exhibited visible damage such as cracked glass, impact damage, frame damage, or other physical deterioration. Damaged modules can reduce production and affect long-term reliability.

Location: Rear, Right, Corner



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Inspectors Signature: *Steve Johnson*

Date: 09/03/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

PHOTOVOLTAIC SOLAR SYSTEM

Roof

Satisfactory

- The visible roof covering, flashing, penetrations, and mounting locations beneath and around the solar array were found to be satisfactory at the time of inspection.
- No visible evidence of roof leaks, moisture intrusion, or failed sealants was observed beneath or adjacent to the solar array at the time of inspection.
- No visible evidence of structural sagging or damage to accessible roof framing members supporting the solar array was observed at the time of inspection.



Shading

Satisfactory

- No significant shading from trees, chimneys, roof projections, utility equipment, or nearby structures was observed on the accessible photovoltaic modules at the time of inspection.

Photovoltaic Solar Mounting

Satisfactory

- The visible mounting hardware appeared securely fastened and free of significant corrosion at the time of inspection.
- Adequate visible clearance for ventilation beneath the photovoltaic modules was observed.



Solar Panels (Modules)

- No visible delamination, bubbling, or significant surface discoloration was observed on the accessible photovoltaic modules.
- No visible burn marks, hot spot indications, or overheating conditions were observed on the accessible photovoltaic modules.
- The accessible photovoltaic modules appeared securely mounted and reasonably aligned at the time of inspection.
- No significant shading from trees, vents, chimneys, or nearby structures was observed at the time of inspection.

Damaged Photovoltaic Module(s) Observed

One or more photovoltaic modules exhibited visible damage such as cracked glass, impact damage, frame damage, or other physical deterioration. Damaged modules can reduce production and affect long-term reliability.

Location: Rear, Right, Corner



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Electrical Wiring

Satisfactory

- The visible photovoltaic wiring appeared properly secured, protected, and clear of sharp edges or abrasive surfaces at the time of inspection.
- No exposed conductors or visibly damaged insulation were observed in the accessible areas inspected.
- The visible weatherproof fittings and exterior electrical connections appeared intact at the time of inspection.
- The visible solar circuit breakers appeared properly installed, and no double-tapped conductors were observed at the accessible equipment inspected.
- The visible wiring beneath the photovoltaic modules appeared supported and suitable for exterior exposure where observed.



Connections & Terminations

Satisfactory

- Accessible connections and terminations appeared secure and free of significant corrosion at the time of inspection.
- No exposed live parts or missing dead-front covers were observed at the accessible equipment inspected.

Overcurrent Protection

Satisfactory

- Visible overcurrent protection devices appeared present and accessible at the time of inspection.
- Accessible breakers, fuses, and combiner equipment appeared labeled and free of visible damage where inspected.



Inverters & Disconnects

Satisfactory

- The inverter was accessible and appeared to have adequate ventilation clearance at the time of inspection.



Grounding & Bonding

Satisfactory

- Visible grounding and bonding components appeared present at the accessible photovoltaic equipment inspected.
- No loose, disconnected, or visibly damaged grounding conductors were observed in the accessible areas inspected.

Labeling & Identification

Satisfactory

- The visible exterior and interior disconnects were clearly labeled and accessible at the time of inspection.
- Required visible labeling for AC/DC disconnects and inverter identification was observed at the accessible equipment inspected.



Safety Devices & Utility Interconnection

Satisfactory

- The utility meter and related solar equipment labeling were observed where accessible.
- System shutoff labeling was observed at the accessible service equipment and disconnects.
- Visible warning labels for photovoltaic hazards, disconnects, and rapid shutdown were observed where accessible.
- The presence of rapid shutdown equipment was visually verified where accessible.



System Performance & Operation

Satisfactory

- The system appeared to be producing power at the time of inspection when daylight and system access allowed verification.
- The inverter display or monitoring interface indicated energy production with no visible error codes at the time of inspection.
- Reported system output appeared generally consistent with visible site conditions at the time of inspection.
- Monitoring system functionality was reviewed when access to the platform or display was available.

Owner Documentation & Education

Satisfactory

- Available operating manuals, warranty information, and installer contact information were reviewed when provided.
- The location of disconnects and basic shutoff procedures were reviewed with the current occupant when available.
- Visible maintenance considerations, such as panel cleaning or tree trimming, were documented when observed.

