SOLAR DETACH & RESET

SOLAR VALUATION REPORT

What the solar on this home is worth today

A licensed contractor's inspection of the photovoltaic system at the subject property, its measured production, and a documented value using the PV Value® methodology.

SUBJECT PROPERTY
Sample property, North Phoenix, AZ 85086

PREPARED FOR
Homeowner (seller)

PURPOSE
Residential sale — listing disclosure and buyer negotiation

REPORT NUMBER
SVR-2026-0001

REPORT DATE
August 21, 2026

INSPECTION DATE
August 21, 2026

01 Summary of value

$8,800

Concluded value of the solar system as of August 21, 2026

Reconciled from an **income approach** of **$8,062** (range $7,666–$8,486) and a **cost approach** of **$9,917**, weighted toward the income approach, which is the method HUD and Fannie Mae accept for residential solar. The system is **owned**, **producing at 95% of model**, and in **good overall condition** with one component (the original inverter) approaching end of service life.

The system

Size	6.4 kW DC — 16 × 400 W monocrystalline
Age	10 years (installed 2016)
Ownership	Owned outright — no lease, loan or PPA on title
Measured production	9,920 kWh / year
Inverter	String inverter, 7.0 kW, original (10 yrs)

Value by approach

APPROACH	VALUE
Income (PV Value®, low / avg / high)	$7,666 / **$8,062** / $8,486
Cost (replacement new, less depreciation)	**$9,917**
Indicated range	$8,062 – $9,917
Concluded value	**$8,800**

How to use this number. A seller can carry it into the listing as a documented feature value; a buyer can weigh it against the price; an appraiser can use the inputs and the PV Value® exhibit in the adjustment grid; an attorney or insurer has a dated, licensed-contractor statement of condition and value. This report is not a real estate appraisal (see section 08).

Items a buyer should know

- Budget for inverter replacement within 3–5 years (approx. $3,500–$4,000 installed). Disclose to buyer.
- Replace the two cracked tiles adjacent to the array (minor, under $300).
- Install bird guard as a preventive measure on this tile roof (quote available).
- Annual inspection and cleaning recommended; SolarCare Plan covers both visits.

02 Property and system

Property	Sample property, North Phoenix, AZ 85086 — Single-family residence
Roof	Concrete tile, 22.6° pitch, south-facing array
System size	6.4 kW DC, 16 × 400 W monocrystalline
Installed	2016 (10 years at inspection)
Inverter	String inverter, 7.0 kW, original (10 yrs)
Ownership	Owned outright — no lease, loan or PPA on title
Permit / interconnection	Permitted and interconnected (APS), on file
Monitoring	Manufacturer portal, active
Warranties	Module product warranty 25 yrs (15 remaining); inverter warranty 15 yrs (5 remaining)

Subject property, array location and orientation

Representative mount: flashing and sealant intact

Ownership status was confirmed from the homeowner's documents and the utility interconnection record. A leased or financed system is valued differently (the lease or loan, not the equipment, transfers) and would be stated here.

03 Inspection findings

A licensed technician inspected the system on the roof and at the inverter on August 21, 2026. Condition is graded Good / Fair / Poor against the standard for equipment of this age.

COMPONENT	CONDITION	FINDINGS
Roof, mounts and penetrations	Good	All 24 accessible mounts flashed and sealed; sealant on 3 mounts at the ridge row aged but intact; no staining below deck. Two cracked tiles adjacent to the array, not under it.
Panels and glass	Good	No cracks, delamination or hot-spot discoloration. Moderate dust film at inspection — cleaned before production test.
Wiring, connectors and racking	Good	Conductors secured in rail clips; no sag, no rodent or bird damage; grounding continuous. Rail clamps at torque.
Inverter and disconnects	Fair	Original 10-year-old string inverter; no active faults; fan noise within normal; replacement expected within 3–5 years. AC/DC disconnects labeled and operable.
Labeling and code	Good	Rapid-shutdown and disconnect labeling present; main panel tie-in at a 40 A back-fed breaker, compliant.
Pest and debris	Good	No nesting under the array. Bird guard not installed; recommended as preventive on this roof type.

Racking, conductor routing and clamps inspected on the roof

Inverter tested under load; age and fault history recorded

04 Measured production

Measured from 12 months of monitoring history, verified against a same-day output test at the inverter (5.41 kW AC at solar noon, clear sky). Modeled figure is PVWatts for this size, tilt and azimuth at a 0.77 derate.

SOURCE	KWH / YEAR	VS. MODEL
Modeled (PVWatts, 0.77 derate)	10,450	100%
Measured (monitoring history + field test)	**9,920**	**95%**

The measured figure is used in the income approach. A system producing materially below model would be valued on its measured output, not its nameplate.

05 Income approach

The present value of the electricity the system will produce over its remaining 15 years, at the local utility rate, less the inverter replacement it will need, discounted at a rate built from the current 30-year mortgage rate. Computed with PV Value® (Energy Sense Finance / Sandia National Laboratories), whose income approach HUD and Fannie Mae accept for residential solar. The PV Value® output is attached as Exhibit A.

Annual production, year 1	9,920 kWh, declining 0.5% / yr
Utility / rate	Arizona Public Service Co, 11.96¢/kWh
Rate escalation	0.63% / yr (EIA)
Remaining life	15 years
Inverter replacement	55¢/W survey cost; $3,520.00 future, $2,406.77 discounted
Discount rate	7.15% / 7.9% / 8.65% (30-yr rate 6.65% on August 20, 2026 + 50–200 bps)

DISCOUNT RATE	VALUE
High (8.65%)	$7,666.36
Average (7.9%)	**$8,062.19**
Low (7.15%)	$8,485.74

06 Cost approach

What it would cost to install an equivalent system new today, less depreciation for the age and condition of each major component. Replacement cost is a current Arizona installed rate for a residential system of this size, before incentives.

COMPONENT	REPLACEMENT COST NEW	DEPRECIATION	DEPRECIATED VALUE
Modules, racking, wiring, labor (6.4 kW @ $2.85/W less inverter)	$14,390	40% (10 of 25 yrs)	$8,634
Inverter	$3,850	67% (10 of 15 yrs)	$1,283
Total	**$18,240**		**$9,917**

Straight-line physical depreciation. No functional or external obsolescence applied: the system is code-compliant, monitored and producing at 95% of model. Condition findings in section 03 support the depreciation used.

07 Reconciliation and conclusion

The income approach ($8,062) measures what the system is worth as a producer of electricity at today's rates and today's cost of money. The cost approach ($9,917) measures what a buyer avoids spending to have the same system. For an owned, producing residential system the income approach is the primary indicator, because it is the one a lender's appraiser can support; the cost approach is a check that the income figure is not understating a well-maintained asset.

$8,800

Concluded value, August 21, 2026

Weighted 60% income / 40% cost, rounded to the nearest $50. A buyer paying this amount for the solar, on top of the value of the home without it, is paying a price supported by the system's measured output and its condition on the inspection date.

08 Methodology, sources and limitations

Who prepared this

Solar Detach & Reset (Solar Restore LLC), a licensed Arizona electrical contractor, ROC #331356, and a board member of the Arizona Roofing Contractors Association. The inspection was performed by a licensed field technician and reviewed by the Service Department manager. Manufacturer-certified for Tesla, Sunrun, SunPower, SMA, SolarEdge, Enphase and APS.

Method

- **Inspection:** on-roof and at-inverter physical inspection; production measured from monitoring history and a same-day field test; ownership confirmed from documents and the utility interconnection record.
- **Income approach:** PV Value® (Energy Sense Finance; developed with Sandia National Laboratories and the U.S. Department of Energy; endorsed by the Appraisal Institute). Inputs: measured production, 0.5% degradation, NREL utility rate, EIA escalation, inverter replacement at survey cost, discount rate = Fannie Mae 30-year rate + 50–200 bps.
- **Cost approach:** replacement cost new at a current Arizona installed rate, straight-line physical depreciation by component.
- **Reconciliation:** 60/40 income/cost, rounded to $50.

Limitations

- This is **not a real estate appraisal** and the preparer is not a licensed appraiser. It is a statement of the condition and documented value of the solar equipment, prepared for the use of the party named on the cover. An appraiser, lender, agent or attorney may rely on the inputs and exhibits; the contribution of the system to the market value of the real property is the appraiser's determination.
- Values are as of the report date and depend on utility rates, interest rates and equipment costs current on that date.
- Concealed conditions (under modules, inside sealed enclosures, under roofing) are outside the scope of a non-destructive inspection.
- Replacement-cost and depreciation assumptions are stated in section 06 and can be re-run on request with lender- or buyer-specified inputs.

Exhibits

- **Exhibit A** — PV Value® Income Approach output, August 21, 2026 (attached).
- **Exhibit B** — Inspection photo set (available on request).

Solar Detach & Reset is a DBA of Solar Restore LLC • 34834 N 3rd Ave, Phoenix, AZ 85086 • (480) 270-2745 • solardetachpro.com • Document v1.0, effective 2026-08-21.