

Existing Solar Panel Evaluation Checklist

For properties that already have a solar installation

Important: A solar installation that's already on the roof can be a real asset or a hidden liability depending on its age, condition and how it was financed. Sellers and agents won't always know the technical details, so come prepared to ask, and don't be afraid to request documentation rather than taking a verbal answer at face value.

1. System Basics & Ownership

- ☐ Installation date:
- ☐ System size (kW) and number of panels:
- ☐ Owned outright, or financed/leased? If financed, what are the remaining terms?
- ☐ Is there a loan or lien tied to the system that would need to be paid off or transferred at sale?
- ☐ Original installer — still in business, and locally based?
- ☐ Was the system designed by a certified installer with documented sizing calculations?

Notes:

2. Panels

- ☐ Panel brand and model:
- ☐ Manufacturer's product warranty — years remaining?
- ☐ Performance warranty — guaranteed output percentage at year 25?
- ☐ Any known panel issues, hot spots, or visible cracking?
- ☐ Any panels already replaced? If so, why, and are they a matching model?
- ☐ Most recent cleaning or inspection date:

Notes:

3. Inverter

- ☐ Inverter brand and model:
- ☐ Installation date — original, or already replaced once?
- ☐ String inverter or microinverters? (Microinverters typically carry longer warranties and avoid a single point of failure.)
- ☐ Inverter warranty — years remaining?
- ☐ Given the average inverter lifespan of 10–12 years, when is the next replacement likely to be due, and what does that typically cost?
- ☐ Any error codes, outages, or performance drops reported?

Notes:

4. Battery Storage (if present)

- ☐ Battery brand, model and usable capacity (kWh):
- ☐ Installation date and warranty remaining:
- ☐ Configured for outage backup, or solar self-consumption only?
- ☐ If backup is configured, which circuits are covered, and roughly how many hours of essential-load backup can be expected?
- ☐ Any history of battery faults, replacements, or capacity loss?

Notes:

5. Production History & Performance

- ☐ Monitoring app or platform available, with historical production data?
- ☐ Average monthly or annual production over the past 1–2 years:

- ☐ Does production align with expectations for the system size and this region's sun hours, or does it look underperforming?
- ☐ Any unexplained drops in output over time?
- ☐ Recent electricity bills available to compare pre- and post-solar costs?

Notes:

6. Permits, Compliance & Transferability

- ☐ Was the installation permitted and registered with the relevant authority at the time?
- ☐ Boletín eléctrico or equivalent compliance certificate available?
- ☐ If the property is part of a comunidad de propietarios, was community approval obtained?
- ☐ Is the self-consumption registration transferable to a new owner, or does it need to be re-filed?
- ☐ Any pending claims, warranty disputes, or unresolved issues with the installer?
- ☐ Maintenance contract in place — transferable to a new owner?

Notes:

Before You Buy: A system that's well into its panel lifespan with a recently replaced inverter is a very different proposition than one approaching its first inverter swap. If the answers here raise questions about age, financing, or transferability, it's worth asking your property lawyer to review any solar-related financing or contracts as part of standard due diligence.