ANCHOR
PROPERTY SERVICES
COMPANY

SOLAR PANEL CLEANING

Service Report

Document ANC-SR-20260902-01 Property file: Escondido Residence

PREPARED FOR

Escondido Residence
Residential client
Escondido, California

SERVICE PERFORMED BY

Anchor Property Services Company, Inc.
Carlos Marin, technician of record
Insured

DATE OF SERVICE	MODULES CLEANED	ARRAYS SERVICED	SCRUB PASSES
September 2, 2026	**54**	**5**	**Two on every module**
SOLUTION	**RINSE**	**RECOMMENDED CADENCE**	**NEXT SERVICE**
Glass Gleam Solar, 1:500	**Purified water, spot free**	**Every 6 months**	**Scheduled, early 2027**

What we did

Anchor cleaned all 54 solar modules across the five arrays on this residence on the morning of September 2, 2026. The system carried a full dry season of accumulation, and the film did not release on the first pass, so every module was scrubbed a second time before the final rinse. All glass was finished with a purified water rinse and left to dry without towel contact.

The panels are clean, the frames and lower rails are clear of built up debris, and nothing on the system was disturbed. The detail below records exactly how the work was done and what was observed while we were up there.

Modules cleaned	54 modules, all arrays on the residence
Arrays serviced	5 arrays across separate roof planes, front, side, and rear exposures
Roof and access	Concrete tile. Pitch and tile condition assessed before staging. Stand off ladder set so no load was carried on the tile edge or the gutter
Condition as found	Heavy, bonded dry season film across every array, heaviest along the lower third of each module. Organic debris collected at several lower rails
Passes performed	Two full scrub passes on every module. The first pass did not release the film
Solution	Glass Gleam Solar, diluted one part to five hundred parts water
Rinse water	Reverse osmosis and deionized water, rinsed top down and left to dry with no wiping

Tooling	Dedicated solar brush, reserved for module glass only
Frames and rails	Loose debris cleared by hand, lower frame channels flushed
Condition on completion	All module glass clear, no residue, no standing water at frame edges, no hardware disturbed
Documented on site	Photo record begins at 7:03 AM. Work performed early, while the glass was still cool

What we found

Escondido runs a long dry season. Between the last spring rain and the first storm of the fall, a hillside property like this one collects fine road and slope dust that settles on the glass and then bonds a little tighter with every night of dew. What we found here was consistent with a full season of that: a continuous gray film across all five arrays rather than isolated soiling, noticeably heavier along the lower third of each module where runoff carries sediment down and re-deposits it at the frame edge.

The film did not release on the first scrub. There are two ways to respond to that. One is to push harder, with pressure or a stronger chemical, which is how anti reflective coatings get damaged. The other is to let the solution do the work and go back over the glass a second time. We did the second one. Every module on this system was scrubbed twice.

> **WHY THIS MATTERS ON YOUR SYSTEM**
>
> Two of the five arrays sit at a very low tilt. Low tilt glass holds soil instead of shedding it, and it holds water longer after rain, which is what turns ordinary dust into a bonded film.
>
> Mature landscape sits close to the rear and side arrays, so those lower rails will keep catching leaf litter between visits.

How the work was done

01 Walked the roof and confirmed pitch, tile condition, and safe travel routes before any equipment was staged.

02 Set the ladder with a stand off so no load was carried on the gutter or the tile edge.

03 Mapped all five arrays and recorded the layout and module count for the property file.

04 Inspected the module glass for cracks, chips, delamination, and burn marks before any water touched the system.

05 Cleared loose debris from the lower frame edges and rail channels by hand.

06 Pre wet each array with purified water to float off the loose surface layer.

07 Applied Glass Gleam Solar at 1:500 and scrubbed with a dedicated solar brush.

08 Allowed dwell time, then completed a second full scrub pass on every module.

09 Final rinsed each array top down with purified water and left the glass to dry with no towel contact.

10 Photographed the finished arrays and confirmed no residue, no standing water at the frame edges, and no disturbed hardware.

Solution, water, and tooling

Glass Gleam Solar (Titan Laboratories) at 1:500. It is formulated for photovoltaic glass, it carries no ammonia and no abrasives, and it rinses clean without leaving a surfactant film that would attract dust back onto the panels as soon as it dried.

Rinse water is treated through a reverse osmosis and deionization system before it reaches the roof. Municipal water across inland North County runs high in dissolved minerals, and rinsing solar glass with untreated water leaves mineral spotting exactly where you least want it. Treated water carries nothing, so the glass dries clear on its own and nothing has to be wiped across the surface.

The solar brush is dedicated. It never touches window glass, stucco, or roof tile, so no grit gets carried onto a module surface. We do not pressure wash module glass, we do not use blades or scrapers on module glass, and we do not walk on modules.

What this visit did not cover

So there is no ambiguity about scope, the following were not performed and are not represented in this report.

- No electrical inspection, testing, or work of any kind. Conduit, junction boxes, rapid shutdown devices, and inverters were not opened or handled.
- No review of production or output data. Anchor does not quote production gain percentages, because production was not metered before or after this cleaning. Clean glass collects more light than dirty glass, and we will leave the numbers to your monitoring.
- No roof inspection or certification. The roof notes later in this report are visual observations made while working, nothing more.
- No removal of permanent conditions. Anything etched into the glass, sealed under the laminate, or worn into the anti reflective coating will not respond to cleaning, and we do not chase it with harsher methods.

Recommended service interval

Six months is the right cadence for this property, and that is what we have set. The reasoning is specific to this address rather than a general rule.

- The dry season here runs long. Six months puts one visit at the end of the dry stretch and one after the rains, which is when both kinds of soiling are at their worst.
- This is a hillside lot with open slope and road dust on the approach, so the arrays load faster than a flat interior lot would.
- Two arrays sit at low tilt. They do not self clean in the rain, they collect.
- Rain by itself is not a cleaning. It lifts dust and then dries in place, which usually leaves mineral spotting behind rather than clean glass.
- A system kept on a six month interval never builds the bonded film we found on this visit, which means future visits are a single pass instead of two.

> **NEXT SERVICE**
>
> Scheduled for early 2027. You will get a confirmation before the date with an arrival window.
>
> Early morning again. Cool glass cleans better and safer than hot glass, and it lets us finish before the day heats up.

Photo record

SEPTEMBER 2, 2026, IN ORDER OF CAPTURE

Timestamps are from the camera. Nothing in this set has been retouched.



AS FOUND, 7:03 AM

Upper and side arrays before any water. The film reads as a flat gray haze across the whole surface rather than as spots, which is what a full dry season looks like.



AS FOUND, 7:03 AM

Front slope arrays as found. Soil is heaviest along the lower third of each module, where runoff re-deposits sediment at the frame edge.



AS FOUND, 7:03 AM

The rear array above the yard elevation, documented before service along with every other roof plane.



AS FOUND, 7:10 AM

The long side array, the largest run on the property. Low tilt here means this array holds soil rather than shedding it.

MATCHED PAIR, SAME ARRAY

The two photos below are the same front array, taken fifty one minutes apart, from nearly the same position.



BEFORE, 7:10 AM

Dull, light scattering surface. Note the haze across the cell field and the debris line at the lower frame.



AFTER, 8:01 AM

Same array after two scrub passes and a purified water rinse. Frame edges clear, no residue, no wiping marks.



AFTER, 7:58 AM

The front modules on completion. Clean photovoltaic glass mirrors what is above it. Soiled glass scatters that light instead, which is the entire reason this service exists.

Observed while on the roof

NOTES FOR YOUR FILE, NOT A ROOF INSPECTION

- The concrete tile shows widespread surface weathering, with organic growth and debris collected in the valleys and along several courses.
- Vent and plumbing penetrations near the front array show rust staining at the flashing collars.
- One attic vent on the front slope shows heavy surface deterioration.
- Landscape overhang near the rear and side arrays will continue to drop debris onto the lower rails between visits.

None of this is urgent as far as we could see from where we stood, and none of it affected the cleaning. It is written down because it is easier to watch a small thing over time than to discover it late. Any of these can be looked at more closely and priced on a future visit if you would like.

Your property file

Recorded from this visit: the array count and layout across all five roof planes, the module count, roof access and ladder staging points, the soil profile found, the number of passes it required, the solution and dilution used, and the full photo set in this report.

That file is the reason the second visit goes faster than the first. Whoever arrives next already knows where the ladder sets, which arrays hold soil, and what this system looked like on the day it was last cleaned.

QUESTIONS ABOUT THIS REPORT

Call or text Carlos directly at (760) 237-0085.

Anchor keeps a written file on this property. The array map, the access notes, the soil profile found on this visit, and the photo set above are all on record, so the next visit starts from what we already know rather than from scratch.