ANCHOR PROPERTY SERVICES COMPANY

SERVICE REPORT
ANC-SR-20260922-06
September 22, 2026

Solar Panel Cleaning
Service report and property observations

CLIENT	Residential client	SERVICE	Solar panel cleaning
PROPERTY	Oceanside, CA	SERVICE DATE	Tuesday, September 22, 2026
PHONE	Not published	SERVICED BY	Anchor Property Services Co.

23	6	2	4
PANELS CLEANED	ARRAYS	PASSES PER ARRAY	FINDINGS

Service summary

Your six solar arrays carried a heavy layer of dust, pollen, and organic debris, consistent with panels that had not been professionally cleaned in some time. We gave every array two full cleaning passes and cleared all 23 panels back to open glass.

While on the roof, we documented four conditions worth knowing about: spotting on four panels that did not come off with cleaning, low panel tilt on four arrays, a leaking gutter corner, and debris on the roof and in the gutter guard. Each is photographed and described in the Findings section below.



BEFORE
Film and debris across the arrays on arrival.



AFTER
Same arrays after two cleaning passes.

Work performed

- **Scope:** 23 panels across 6 roof-mounted arrays.
- **Method:** Hand scrubbed with a soft scrubber head on an extension pole, then rinsed. Nothing abrasive touched the glass.
- **Cleaner:** Glass Gleam Solar, a solar panel cleaning concentrate, diluted per manufacturer guidance.
- **Passes:** Two full passes on every array because of the level of buildup.
- **Water:** Rinsed with the property water supply from the hose bib.
- **Photo record:** Before, during, and after photos taken and kept on file for this property.

BEFORE



ARRAY CONDITION
Dull film across the glass before cleaning.

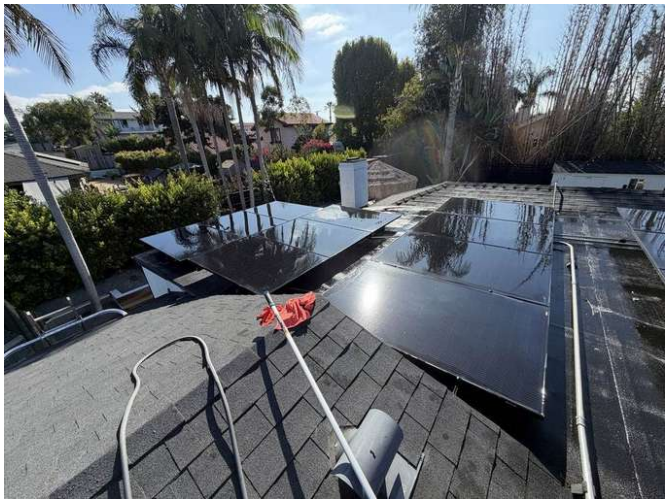


DEBRIS BUILDUP
Leaf and palm debris at the lower panel edges.

DURING AND AFTER



FIRST PASS
Cleaning solution lifting buildup off the glass.



AFTER
Clear glass after the second pass.

Findings

These are the conditions we saw while on the roof. They are recorded as observations for your property file.

1 Spotting on four panels DOCUMENTED

Four panels have orange-brown spots, each with a light halo, spread across the glass. They look like rust spots. The spots stayed after both cleaning passes.



CLOSE-UP
Spotting pattern on one of the four affected panels.



AFTER CLEANING
Spots still visible after both passes.

2 Low panel tilt on four arrays OBSERVATION

Four of the six arrays sit at a low tilt on the flatter roof sections. Rinse water and residue collected along the lower frame edges instead of running off. More tilt would help water and debris clear these panels. We understand you are already talking with a solar contractor about this. It is noted here for your records only.

3 Leaking gutter corner RECOMMENDED

A gutter corner seam near the string light connection is leaking. Water staining is visible on the fascia and the wall below. Resealing the corner seam should stop the leak and prevent further staining.

4 Roof and gutter debris RECOMMENDED

Leaf and palm debris is sitting on the roof around the arrays and is packed into the gutter guard mesh. A blower clean of the roof and gutters would clear it before the rainy season.



FINDING 3
Leaking corner seam with staining below.



FINDING 4
Debris packed into the gutter guard.

Recommended next services

SERVICE	WHY	PRICING
Gutter corner reseal	Leaking corner seam with staining on the fascia and wall below (Finding 3).	Quote on request
Roof and gutter blow-off	Leaf and palm debris on the roof around the arrays and packed into the gutter guard (Finding 4).	Quote on request
Holiday lighting design and installation	Requested by client during this visit.	Quote and renderings to follow design meeting
Solar panel tilt adjustment	Low tilt on four arrays (Finding 2).	Outside Anchor scope. Client is working with another contractor.

Maintenance schedule

RECOMMENDED CADENCE
Every 6 months
Coastal salt air, pollen, and nearby trees build up on the glass quickly.

YOUR NEXT SERVICE
September 2027
You are on the schedule for one year from today.

OUR CHECK-IN
March 2027
We will reach out at six months, or remind you when we take down your holiday lights, whichever comes first.

Holiday lighting

You asked about holiday lighting while we were on site. The next step is a short design meeting at the house to walk the roofline, choose the areas you want lit, and settle on a look. Your quote and design renderings will follow that meeting.

Thank you.

Questions about this report or any recommendation, call or text (760) 237-0085 or email hello@anchorpsco.com.

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