ANCHOR
PROPERTY SERVICES
COMPANY

Service Report and Property Condition Summary

Prepared for an Encinitas residence · Encinitas, California

REPORT NUMBER	ANC-SR-20260825-01	**SERVICE DATE**	Tuesday, August 25, 2026
PROPERTY REFERENCE	Encinitas Residence	**ARRIVAL**	10:00 AM
SERVICE ADDRESS	Encinitas, CA	**TECHNICIAN**	Carlos Marin
APPLIANCE	Gas dryer	**VENTS SERVICED**	1 of 1
DUCT RUN	Approximately 4 feet	**TERMINATION TYPE**	Exterior sidewall, at grade
SERVICES PERFORMED	Dryer vent cleaning and airflow verification, property condition walk		

Summary

Anchor serviced the dryer vent at the property on Tuesday, August 25, 2026, and completed a property condition walk at the same visit. The dryer vent run was cleaned end to end from the exterior termination and airflow was measured before and after the work at the same point under the same running conditions.

The vent arrived restricted. Measured exhaust velocity at the termination went from 2.750 meters per second before service to 10.05 meters per second after service, an increase of 265 percent. Converted for the four inch round duct, that is a move from roughly 47 CFM to roughly 173 CFM. A compacted lint mat was recovered from the run and is shown in the photo record.

The condition walk covered the exterior envelope, the fence and hardscape, the garage, the pool surround, and accessible interior areas. Eight findings are documented in this report with photographs. Pricing for those items is not included here. Each will be quoted after a measure.

Airflow verification

MEASUREMENT	BEFORE SERVICE	AFTER SERVICE	CHANGE
Exhaust velocity at termination	2.750 m/s (541 FPM)	10.05 m/s (1,978 FPM)	**Up 1,437 FPM (265 %)**
Airflow, calculated for 4 inch round duct	47 CFM	173 CFM	**Up 126 CFM**
Discharge air temperature	118.0 F	126.6 F	**Up 8.6 F**

> Anchor internal airflow reference: below 90 CFM is treated as restricted, 90 to 139 CFM as marginal, and 140 CFM and above as clear. This is an Anchor internal service standard used to make readings comparable between visits. It is not a code citation. This vent moved from restricted to clear.

One note on the temperature reading, because it moved in the direction people do not expect. Discharge temperature rose from 118.0 F to 126.6 F after cleaning. That is consistent with what was found. A restricted run holds heat in the duct and delivers very little air to the outside, so the exterior reading stays low. Once the run is clear, the dryer moves its heat out of the house the way it is supposed to, and the reading at the termination goes up while the run actually cools. The velocity change is the number that matters here.

What we did

1. Documented the starting condition at the appliance, the transition duct, and the exterior termination before any work began.
2. Recorded a baseline velocity and discharge temperature reading at the exterior termination with the dryer running.
3. Staged the appliance forward for access and separated the transition duct. The gas connection was left undisturbed.
4. Cleaned the run with a rotary brush, first pass followed by a second pass, working the full length of the approximately four foot run.
5. Cleared the transition duct and the exterior termination hood, and confirmed the damper swings free.
6. Reconnected the transition duct and reset the appliance to its original position.
7. Recorded a post-service velocity and discharge temperature reading at the same point under the same running conditions.
8. Cleaned the walkway and planter area at the termination where lint was drawn out during the work.

What we did not check

This section is here on purpose. It tells you the limits of what this document covers.

- The roof surface was not walked and no roof-mounted equipment was inspected.
- The attic, wall cavities, and any concealed duct sections were not entered or opened.
- The appliance was not disassembled and its internal lint housing was not serviced.
- No moisture meter readings, no destructive investigation, and no laboratory sampling were performed.
- Systems and fixtures were not operated beyond what was needed to take the airflow readings.
- This is a maintenance condition walk. It is not a home inspection, a code compliance inspection, or a structural, roofing, electrical, plumbing, or environmental assessment.

Condition of the vent system

- Duct run is approximately four feet with no elbows in the accessible run, terminating at an exterior sidewall hood at grade.
- The run was packed with compacted lint on arrival. The recovered material is shown in the photo record.
- The exterior hood sits low to grade in a planter bed, which makes it a collection point for soil and plant debris. Keeping the planting cut back from the hood will extend the interval between services.
- The transition duct is a flexible type. It was cleaned and reconnected in place. No parts were replaced on this visit.
- The termination damper opens and closes freely after cleaning.
- This is a gas appliance. The gas connection was not disturbed during the work.

Photo record, dryer vent service

Twelve photographs, grouped before service, during service, and after service.



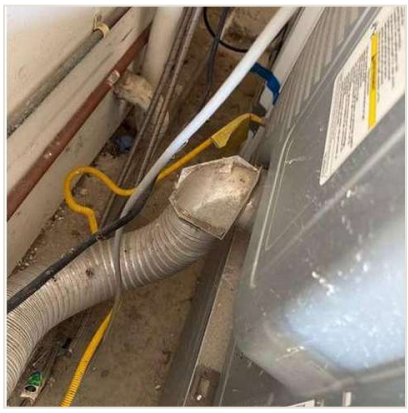
1 Baseline airflow reading taken at the exterior termination with the dryer running. 118.0 F, 2.750 m/s.



2 Exterior termination before service. Grade-level sidewall hood set low in the planter bed.



3 Starting condition at the laundry area. Flexible transition duct entering the wall penetration.



4 Starting condition. Transition duct and gas connection routed behind the appliance.



5 Transition duct at the wall connection, close view before cleaning.



6 Appliance discharge collar and transition connection at the back of the dryer.



7 Floor and wall area behind the appliance documented with the dryer staged forward.



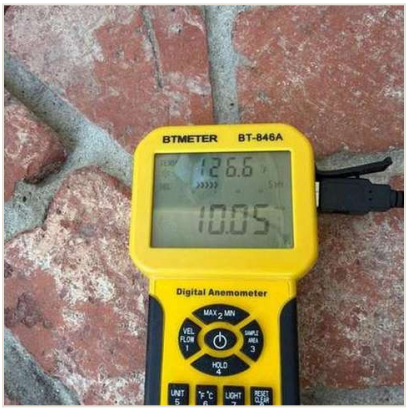
8 Rotary brush working the run from the exterior termination. Lint drawn out to grade.



9 Lint recovered from the run. Compacted mat consistent with the restricted baseline reading.



10 Exterior termination after cleaning, with the surrounding walkway and planter cleaned down.



11 Post-service airflow reading at the same point under the same conditions. 126.6 F, 10.05 m/s.



12 Final condition at the termination. Hood clear and damper free to swing.

Property condition walk, findings

Eight findings, documented as observed on August 25, 2026. Nothing in this section has been priced. Each item will be quoted after a measure, and you are under no obligation on any of them.

FINDINGS AT A GLANCE

	FINDING	WHERE	PRIORITY
1	**Garage weather stripping**	Garage opening and slab	SCHEDULE
2	**Exterior trim deterioration and rusted fasteners**	Entry post, siding, eave	ADDRESS SOON
3	**Exterior cleaning, window trim, and soft wash**	Siding, eaves, fascia, windows	SCHEDULE
4	**Interior ceiling patch, garage ceiling, and downstairs sink**	Interior ceiling, garage, downstairs bath	ADDRESS SOON
5	**Exterior and fence condition**	Fence line, brick, hardscape	SCHEDULE
6	**Trellis and pool area**	Pool surround	SCHEDULE
7	**Patio cover, window sill, and counter sealing**	Patio cover, sill, sink counter	ADDRESS SOON
8	**Bathroom and GFCI outlets**	Downstairs bath	NO ACTION

Priority describes how an item behaves if it is left alone, not how dangerous it is. Address soon marks the three items where water and salt air keep working on the material. Schedule marks condition and appearance work that holds where it is. No action means it was documented for the property record and nothing is recommended.

FINDING 1 · SCHEDULE

Garage weather stripping

OBSERVED

- Weather stripping at the garage opening is deteriorated.
- Additional deterioration noted at the lower area of the opening where the seal meets the slab.

RECOMMENDED

Replace the perimeter weather stripping and the bottom seal, and address the deteriorated substrate at the lower area before the new seal is set.

PRICING Quote to follow.



1 Garage opening from the exterior. The perimeter seal at the head of the opening has separated and is hanging free of the jamb.



2 Lower corner of the laundry alcove inside the opening. Deteriorated substrate and residue where the bottom seal meets the slab.

FINDING 2 · ADDRESS SOON

Exterior trim deterioration and rusted fasteners

OBSERVED

- Deterioration at the base of the exterior post and adjacent trim.
- Rusted fasteners present in the siding and at the eave.
- Existing doorbell is a hardwired unit and could be changed out for a smart doorbell if desired.

RECOMMENDED

Cut back and repair the deteriorated trim, remove and replace rusted fasteners, then prime and seal. Doorbell replacement quoted separately if wanted.

PRICING Quote to follow.



3 Base of the exterior post at the brick walkway. Deterioration at the post base and the trim skirt, set directly against planting and irrigation.



4 Existing hardwired doorbell at the entry siding. Rusted fastener heads visible in the siding course above the unit.

FINDING 3 · SCHEDULE

Exterior cleaning, window trim, and soft wash

OBSERVED

- Cobwebs throughout the eaves and exterior corners.
- Window trim missing in at least one location.
- General soiling on the siding, eaves, and fascia consistent with coastal exposure.
- Overall exterior cleaning recommended.

RECOMMENDED

Soft wash the exterior siding, eaves, and fascia, clear cobwebs, and replace the missing window trim. Soft wash is a low pressure detergent and rinse method chosen to protect painted wood siding.

PRICING Quote to follow.



5 Window jamb at the side elevation. Trim piece missing at the vertical edge, leaving the siding end exposed.



6 Exterior window unit and frame. General soiling and salt film across the glass, the frame, and the surrounding siding.



7 Exterior sill at grade. Soil and organic debris collected along the sill line where the planting meets the wall.



8 Eave and fascia above the window bay. Soiling and organic growth consistent with coastal exposure.



9 Fascia edge and eave underside. Cobwebs and surface soiling carry the full length of the run.

FINDING 4 · ADDRESS SOON

Interior ceiling patch, garage ceiling, and downstairs sink

OBSERVED

- Open ceiling patch with exposed framing and backing visible.
- Textured ceiling in the garage areas noted as a possible removal and refinish candidate.
- Downstairs sink needs caulking.
- Settlement cracking noted at ceiling and wall junctions.

RECOMMENDED

Patch, texture, and paint the open ceiling area. Caulk and seal the downstairs sink. Ceiling texture removal quoted separately, and any pre-1980 texture should be tested before it is disturbed.

PRICING Quote to follow.



10 Open ceiling patch at the interior. Framing and foil-faced backing are visible through the opening.



11 Textured ceiling in the garage area. Candidate for removal and refinish, subject to testing before it is disturbed.



12 Downstairs bath and vanity area, documented for the property record.



13 Backsplash and counter joint at the downstairs sink. Open joint with no serviceable sealant in place.



14 Ceiling and wall junction. Fine settlement cracking along the joint, consistent with the age of the house.

FINDING 5 · SCHEDULE

Exterior and fence condition

OBSERVED

- The exterior is in generally good shape.
- Pressure washing recommended for the hardscape and brick.
- A couple of fence boards are missing.
- Fence would benefit from board replacement and general repair.

RECOMMENDED

Replace missing and split fence boards and reset loose fasteners, then pressure wash the brick and hardscape areas. Pressure washing is scoped separately from the exterior soft wash because the surfaces and equipment differ.

PRICING Quote to follow.



15 Brick retaining wall and paving at the side yard. Surface soiling and organic film across the brick and the hardscape.



16 Rear fence corner. A board is missing at the corner return, leaving an open gap in the run.



17 Fence run at the property line. Split and cupped boards with loose fasteners along the top rail.

FINDING 6 · SCHEDULE

Trellis and pool area

OBSERVED

- The trellis is in good condition.
- Additional cobwebs noted in this area.
- Windows and screens would benefit from cleaning.
- General cleanup needed around the pool area.

RECOMMENDED

Clear cobwebs, clean the windows and screens including tracks, and complete a general cleanup of the pool surround.

PRICING Quote to follow.



18 Windows and screens at the pool elevation. Glass, screens, and tracks would benefit from a full cleaning.



19 Pool surround at the fence corner. Debris collected in the paving joints and against the fence line.

FINDING 7 · ADDRESS SOON

Patio cover, window sill, and counter sealing

OBSERVED

- Cobwebs and organic growth on the patio cover framing and at the fascia edge.
- Organic staining and moisture-related discoloration at the window sill and behind the sink area.
- Caulking and sealing needed around and behind the sink and at the sill joint.

RECOMMENDED

Clean the patio cover framing and fascia, then remove the failed sealant at the sill and sink, dry the joint, and re-seal with a mildew resistant sanded or siliconized product. Sealing the joint is what stops the staining from returning.

PRICING Quote to follow.



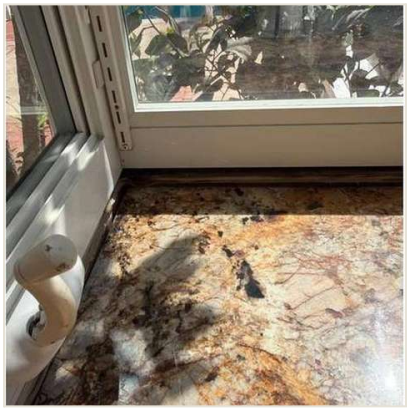
20 Patio cover framing at the beam connection. Cobwebs and organic growth across the painted members.



21 Fascia edge at the patio cover return. Cobwebs and surface growth along the exposed edge.



22 Stone sill at the exterior door. Organic staining and moisture-related discoloration following the joint.



23 Window sill and counter behind the sink. The staining tracks the joint line where the sealant has failed.



24 Counter run at the slider. Discoloration continues along the same open joint toward the door.



25 Sink rim and counter joint. Failed sealant at the perimeter with staining drawn into the stone edge.

> Anchor documents visible staining and moisture-related discoloration. Anchor does not test for, identify, or remediate mold. If you want that question answered definitively, an independent testing firm is the correct next call.

FINDING 8 · NO ACTION

Bathroom and GFCI outlets

OBSERVED

- GFCI outlets observed are in good condition.
- Bathroom fixtures observed are in good condition.
- No action recommended at this time.

RECOMMENDED

No work recommended. Documented for the property record.

PRICING No pricing. Recorded for the property file.



26 Bathroom tub and valve trim. Fixtures and GFCI protection observed in good working condition.

Where this leaves you

The dryer vent is handled and documented, with a measured before and after that you can compare against the next service. Nothing in the vent system needs parts today.

On the walk findings, the two items that get worse with time rather than staying the same are the sealant failures at the sink and window sill, and the deteriorated trim and rusted fasteners at the exterior. Both are water and salt air problems, and both are cheaper to correct while they are small. The open ceiling patch is the third one worth closing sooner rather than later, because it is open framing.

Everything else on the list is condition and appearance work that can be scheduled when it suits you. Tell us which items you want measured and we will send pricing.

Billing details are not included in the public copy of this report.

NEXT SERVICE RECOMMENDATION

Dryer vent service, August 2027

Anchor keeps a written record of this property, including the readings above and every finding listed in this report. When you are ready to move on any item, we already know the house.