ANCHOR PROPERTY SERVICES COMPANY
COASTAL HOA MAINTENANCE & RECONSTRUCTION

Dryer Vent Service Report

Cleaning, Inspection, and Airflow Verification

ANC-DV-20260914-01

SERVICE RECORD

PREPARED FOR	Residential client
SERVICE ADDRESS	Encinitas, California
DATE OF SERVICE	September 14, 2026
TECHNICIAN	Carlos Marin
APPLIANCE	Electric dryer
DUCT CONFIGURATION	4 inch duct, approximately 10 foot straight side wall run, no bends
DUCT MATERIAL	Rigid duct through the run, flexible transition from the dryer to the rigid line
TERMINATION	Hooded exterior wall cap at grade
SERVICE HISTORY	First cleaning on this run
METHOD	Rotary brush agitation with vacuum extraction, worked from the exterior
VERIFICATION	Vane anemometer readings taken before and after service

SUMMARY OF WORK PERFORMED

1. **Dryer pulled and the connection inspected.** The appliance was moved out and the flexible transition at the dryer was disconnected, inspected, cleaned, and reconnected.
2. **Full run cleaned.** The complete run was brushed and vacuum extracted using a rotary brush worked from the exterior termination through to the appliance end.
3. **Heavy accumulation removed.** This was the first cleaning on this run and the volume recovered reflects that. The removed material was collected and photographed rather than described.
4. **Exterior hood cleared.** The hood and the duct collar at the wall were cleaned out and left open.
5. **Airflow verified.** Exhaust readings were recorded at the termination before and after service using the same instrument, the same position, and the same appliance cycle.

Airflow Verification

Instrument: BTMETER BT-846A vane anemometer. Both readings were taken at the face of the exterior hood, same instrument, same position, with the dryer running on a heated cycle.

MEASUREMENT	BEFORE SERVICE	AFTER SERVICE	CHANGE
Exhaust velocity	2.741 m/s	3.552 m/s	**+29.6%**
Exhaust velocity (imperial)	539 ft/min	699 ft/min	**+160 ft/min**
Air temperature at termination	78.8 °F	78.5 °F	**−0.3 °F**

Reading the results

Measured exhaust velocity at the termination increased 29.6 percent after cleaning. That figure is the difference between the two recorded readings and is not an estimate.

Both temperature readings sit close to outdoor ambient even though the dryer was running on a heated cycle. That is expected when the sensor is held at the hood face, where the discharge mixes with outside air immediately, so the instrument is not sampling the core exhaust stream. The 0.3 degree difference between the two readings is instrument and ambient noise, not a result, and is recorded only for completeness of the file.

> **HOW TO READ THESE NUMBERS**
>
> Readings were taken at the face of the exterior hood, not inside open duct. Face velocity at a hooded termination is not the same as in duct velocity. These figures are therefore a direct before and after comparison of this installation, measured the same way twice, and are deliberately not converted into a volumetric flow rating.

FINDINGS AND CONDITION NOTES

1. **First cleaning, and the volume showed it.** Accumulation through the run was heavy and continuous rather than concentrated at one point, which is the normal pattern for a line that has never been serviced. The photographs document what came out.
2. **The exterior hood is the right design.** This is a hooded cap with no internal cross bar grille. Grille bars are what lint fibers catch on, and caps built that way re-restrict quickly. This one does not have that problem, and it is a large part of why a ten foot run that had never been cleaned still recovered to a solid number. No replacement recommended.
3. **Run geometry is favorable.** A straight ten foot run at grade with no bends and rigid duct through the wall. Bends are where lint packs first, and there are none here. Nothing about the routing needs correcting.
4. **Transition at the dryer.** The flexible section between the appliance and the rigid line was disconnected, cleaned, and reconnected. This is the shortest lived part of any dryer vent system and the one worth looking at on every visit.
5. **Expect the next service to come out lighter.** A first cleaning clears years of buildup at once. With the run now clear and the hood working the way it should, normal use should produce a much smaller recovery next time.

Photo Documentation

Photographs were captured on site during the visit and are retained in the property file for this address. The set documents the condition found and the work in progress. Verification after service is the second meter reading below rather than a photograph, because the termination was reassembled before a closing shot was taken.

Condition found and work in progress



Baseline reading at the termination: 2.741 m/s, 78.8 °F



Duct collar at the wall, interior coated with accumulated lint



Rotary brush emerging at the exterior hood during extraction



Lint discharged onto the patio as the run was worked

Volume removed and verification



Lint recovered from the run, collected for disposal



Verification reading after service: 3.552 m/s, 78.5 °F

RECOMMENDATIONS

- **Next service interval: 12 months.** Recommended next service September 2027. Because this was a first cleaning, the interval from here should be easier to hold. Come back sooner if drying times start to lengthen.
- **Termination.** No cap replacement needed. The hood on this house is the style worth having, and it should be left alone.
- **Screen habits.** Clean the lint screen before every load, and wash the screen with warm soapy water every few months to clear fabric softener film that airflow alone will not remove.
- **Transition.** Keep the flexible section behind the dryer from being crushed or kinked when the appliance is pushed back, and keep stored items clear of that space.

WARRANTY AND BILLING

Workmanship on the cleaning performed is backed for 30 days.

Billing for this visit is issued separately.

Recommended Ongoing Care

The items below are the recurring safety and upkeep tasks most often deferred in a home, not because they are difficult but because nobody is tracking the calendar. Anchor can carry them on a scheduled visit so they stop depending on memory.

ITEM	TYPICAL INTERVAL	WHY IT MATTERS
HVAC air filter replacement	Every 60 to 90 days	Protects the blower and keeps conditioned airflow where it belongs
Smoke and CO alarm batteries	Annually	Tested and changed on a schedule rather than after the first chirp
Smoke and CO alarm units	Replace at 10 years	Sensors expire even when the alarm still chirps and tests
Dryer vent service	Every 12 months here	Verified today, and easier to hold now that the first cleaning is done
Cobweb and eave clearing	Every visit	Included on every scheduled visit at no separate charge
Small repairs and adjustments	As found	Door and cabinet adjustments, hardware, fixtures, bulbs, minor drywall

How the scheduled visits work

Anchor keeps a written file on this property, including the photographs and readings in this report. On each return visit the technician works from that file rather than starting from scratch, so recurring items are checked in the same order every time and anything trending in the wrong direction is caught while it is still small.

- **Essential.** Two scheduled visits per year. Suited to homes where the seasonal items are the priority.
- **Complete.** Four scheduled visits per year. The most common schedule, and the one that lines up with a 90 day filter cycle.
- **Estate.** Six scheduled visits per year, scoped and quoted after a walk of the property.

Call or text to talk through which schedule fits this home. There is no pressure to decide today and nothing about it changes the work already completed.

Thank you for having us out.

Questions about anything in this report, reach us any time.

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