



RESIDENTIAL SERVICE REPORT

Dryer Vent Cleaning and Roof Jack Service

North County Residence

REPORT NUMBER	ANC-DV-20260817-01	SERVICE DATES	August 17 and August 19, 2026
CUSTOMER	Residential client	PROPERTY REFERENCE	North County Residence
TECHNICIAN	Carlos Marin	ON SITE	Aug 17, 7:37 to 7:58 AM Aug 19, 7:55 to 8:01 AM
DUCT RUN	Approximately 8 feet	VENTS SERVICED	1 of 1
SERVICE PERFORMED	Cleaning and cap securement	TERMINATION TYPE	Roof jack, first story tile roof

Service Summary

Anchor cleaned the dryer exhaust run at this property and returned two days later to secure the roof jack cap. The run terminates through a jack on the first story tile roof and measures approximately eight feet.

On arrival the cap was found deformed open with its securing rivet absent, and the duct throat behind it was packed solid with compacted lint (Photo 06). A dryer exhausting into a duct in this condition recirculates heat and moisture into the appliance and the cabinet, which is the condition most commonly associated with dryer fires.

The run was brushed through from the roof with a drill driven brush while the dryer ran, which carried the loosened material out through the jack (Photos 07 and 08). The throat was cleared to bare metal (Photo 09) before the crew left the roof.

On the return visit the cap was seated closed on the collar and a new rivet was set. The original cap was retained. No components were replaced and no other work was performed.

Packed solid

CONDITION ON ARRIVAL
Compacted lint at the duct throat

Brushed clear

CONDITION AT COMPLETION
Throat cleared to bare metal

8 feet

RUN CLEANED
Brushed from the roof

Conditions Found

- The duct throat behind the cap was packed solid with compacted lint on arrival.
- The roof jack cap was deformed open and its securing rivet was absent. The cap was loose on the collar and could be lifted by hand.
- The run measures approximately eight feet and terminates through a jack on the first story tile roof.
- Roof tile in the work area was assessed on a pre-walk before any weight was placed on the roof. No cracked, slipped, or broken tile was observed in the access path or at the jack, and none was created during the work.
- Flashing at the jack was intact and was not disturbed at any point during either visit.
- The homeowner reports having cleaned and vacuumed the interior end of the run from ground level prior to this visit. Anchor did not observe that work and makes no representation as to its extent.
- A roof mounted solar array is present on the adjacent slope. Documented for reference only.



Condition Verification

Instrumented airflow readings were not taken on this job. The record below is limited to physical conditions that were observed and photographed at the roof jack. No claim is made here about exhaust flow rate before or after the work, because none was measured.

Observation	On arrival	At completion	Evidence
Duct interior at the throat	Packed solid with compacted lint	Brushed clear to bare metal	Photos 06, 09
Cap condition	Deformed open, rivet absent	Seated and re-riveted	Photos 05, 13, 14
Lint discharged during cleaning	Not applicable	Heavy, expelled at the jack	Photos 07, 08

Scope note: all work on this job was performed from the roof. The appliance connection and the interior transition duct were not accessed or inspected on either visit, and no representation is made here about their condition.

This visit establishes the property record for this address. Anchor will take instrumented airflow readings at the next service so future visits can be compared as measured values.

Findings and Recommendations

Ranked by priority. Nothing here was performed on this job beyond what is listed under Work Performed. These are the items Anchor would address next at this property.

PRIORITY 1

Service interval and cap monitoring

The amount of compacted material removed from this run indicates the previous interval was far too long. The cap has now been re-secured with a new rivet, but a cap that has already deformed once and lost its fastener is a component worth checking rather than assuming.

- › Set the next cleaning at twelve months and treat that date as firm rather than as needed.
- › Check the cap seating and the rivet at every service visit while on the roof.
- › Watch drying times between visits. Loads needing two cycles is the early signal the run is loading again.

PRIORITY 2

Interior connection remains unverified

The homeowner reports having cleaned and vacuumed the interior end of the run from ground level, so debris at that end is likely addressed. That is a separate question from condition. Anchor performed all of its work from the roof, never disconnected the appliance, and has not seen the transition duct, so its type, routing, and connection remain unverified.

- › Inspect the transition duct at the next service and confirm it is a listed rigid or semi rigid assembly rather than crushed flexible duct.
- › Confirm the connection at the appliance outlet is secure and that the duct is not compressed behind the dryer.
- › Take instrumented airflow readings at the same visit so this property has a measured baseline on record.

PRIORITY 3

Exterior services deferred pending construction

The roof mounted solar array was photographed from the work position and the exterior glass was noted. Both were discussed with the customer and both were recommended, to be scheduled after the outdoor kitchen construction currently underway at the property is complete. Cleaning either surface before the work finishes would put the result at risk from construction dust.

- › Solar panel cleaning, quoted per property after a roof access assessment.
- › Exterior window cleaning, quoted after a walk of the glass count.
- › Anchor will follow up when the construction is expected to be complete.



Work Performed

VISIT ONE Monday, August 17, 2026	
7:37 AM	Arrived and documented the property and the roof line before any work began.
7:40 AM	Staged the ladder at the eave with a stand-off so the ladder bears on the fascia rather than on the tile or the gutter. Footed and set on level ground.
7:40 AM	Completed a roof pre-walk. Assessed and photographed tile condition, pitch, and the access path before placing weight on the roof.
7:44 AM	Located the roof jack. Found the cap deformed open and the securing rivet absent, leaving the cap loose on the collar.
7:45 AM	Opened the cap and documented the throat. Found the duct packed solid with compacted lint.
7:51 AM	Brushed the run, approximately eight feet, with a drill driven brush worked from the roof, with the dryer running to carry loosened material out through the jack.
7:55 AM	Cleared the throat to bare metal and documented the cleaned condition.
7:58 AM	Photographed the roof mounted solar array for the property record. Cleared the roof and came down.
VISIT TWO Wednesday, August 19, 2026	
7:55 AM	Re-accessed the roof and confirmed conditions unchanged since the cleaning.
7:58 AM	Seated the original cap closed on the collar and set a new rivet. No components were replaced.
8:01 AM	Confirmed the cap secure and the flashing undisturbed. Cleared tools and left the roof.

Billing Summary

\$250.00 TOTAL, TWO VISITS	Check PAYMENT METHOD	\$0.00 BALANCE DUE
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Billed as a single lump sum covering both visits: dryer vent cleaning with roof access, and the return trip to seat and re-rivet the roof jack cap. Paid in full by check. No parts were charged, because no components were replaced.

Acknowledgement

The work described above was completed at the property on the dates shown. All photographs in this report were taken on site during the two visits and are retained in the Anchor property record for this address.

TECHNICIAN SIGNATURE AND DATE
Carlos Marin, Anchor Property Services Company, Inc.

CUSTOMER ACKNOWLEDGEMENT AND DATE



APPENDIX A

Photo Documentation

Fourteen photographs, in sequence across both visits. Timestamps are as recorded on site, August 17 and August 19, 2026.



01 Aug 17, 7:37 AM

Arrival. Single story tile roof residence documented before any work began.



02 Aug 17, 7:40 AM

Ladder staged at the eave with a stand-off so the ladder bears on the fascia and not on the tile or the gutter.



03 Aug 17, 7:40 AM

Ladder set and footed on level ground before roof access.



04 Aug 17, 7:40 AM

Roof pre-walk. Tile field and pitch assessed and photographed before any weight was placed on the roof.



05 Aug 17, 7:44 AM

Vent located. The cap was found deformed open and the securing rivet was absent, leaving the cap loose on the collar.



06 Aug 17, 7:45 AM

Starting condition at the throat. The duct is packed solid with compacted lint.



07 Aug 17, 7:51 AM

Cleaning in progress. Lint discharging from the jack as the run was brushed through with the dryer running.



08 Aug 17, 7:51 AM

Wider view of the discharge. Volume of this kind indicates a long interval since the last cleaning.



09 Aug 17, 7:55 AM

Throat cleared to bare metal. Compare directly against Photo 06.



10 Aug 17, 7:58 AM

Roof mounted solar array observed and photographed from the work position. Documented for reference only, no work performed.



11 Aug 17, 7:58 AM

Second view of the array and the surrounding tile field.



12 Aug 19, 7:55 AM

Return visit. Roof re-accessed and conditions confirmed unchanged since the cleaning.



13 Aug 19, 7:58 AM

Cap seated closed on the collar and a new rivet set. The original cap was retained and re-secured. No components were replaced.



14 Aug 19, 8:01 AM

Completed. Cap closed and secured, flashing undisturbed, tools removed and the roof left clear.