

DRYER VENT CLEANING

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Each unit in our Community has a dryer connection in the laundry room. This starts the vent process. The connection leads to an elbow which connects to a vertical pipe which proceeds upward through a roof penetration which has a roof flange attached to an exhaust vent. The vent is equipped with a flap which lets the hot air out and helps to keep unwanted things from getting in. To keep this entire vent system clean is a dual responsibility of the unit owner and the Association.

The unit owner's responsibility starts with cleaning the lint screen after each dryer load. This screen should be scrubbed with soap and water periodically, if a dryer static sheet is used, since those will cause buildup on the screen. When replacing the screen after cleaning, make sure it is seated firmly in place. Even the slightest space will permit the forced air to push lint past the screen. This can result in a buildup on the roof vent or the roof during and following the dryer load. Please refer to your dryer's operation manual for any maintenance instructions there. Also, it is important to remove the dryer from the connection to the vent periodically, dependent on dryer usage, and clean the bottom portion of the vent system. Recently, one resident reported an influx of stink bugs that had made it to this location. There are dryer vent cleaning kits available from Sears and others for under \$30. Using your vacuum on the existing elbow and connection and into your dryer vent should normally suffice. Should you be experiencing longer load dryer times, you should remove the dryer from the connection and clean it. If this still is an issue, you should call your service representative. The issue is probably best solved inside the dryer. Should you be unable to perform the removal of the dryer from the vent system, the services of a handyman may be required. Dave Dillon can be reached at 412-582-4421. It is further recommended, that if you are leaving your home, turn off the dryer if it is operating. A lack of attention to your responsibilities can in rare instances lead to the potential of a fire in the dryer.

Even though you do all of the above things, during the normal process of drying, and depending on the efficiency of your dryer, some amount of lint will be exiting the system at the roof vent. The hot air from the dryer is moist and as this moisture laden lint arrives at the vent, some of it will adhere to the perimeter of the vent or the flap. Normally, the wind will do its job and will dry this lint up and over time, blow it away. This is why you can inspect the outside vent and see buildup and then

in a few days it will be less or gone. However, some buildup can remain and as this begins to accumulate, it leads to the roof vent needing cleaning. This is the Association's responsibility.

We have some vents which have remained clean since the beginning of our Community. Each year, the Buildings & Roads Committee performs building inspections. We inspect 1/3 of the units each year, so all units will be inspected during the three year process. One of the items inspected is the roof dryer vent. Should your vent require cleaning, it will be noted and a list will be developed. We are trying to control the number of times it is necessary to have a contractor on a roof, which contributes negatively to the life of the roof. So, if your vent needs to be cleaned, we will clean it and all companion vents on that roof that have been noted as needing to be cleaned, or to only have minor buildup. Please do not attempt to clean the vent yourself.

You may also report your roof vent as needing to be cleaned by notifying Elite Management. This is not an emergency and will not be treated as such. Buildings & Roads will inspect this reported location to determine if the vent needs to be cleaned. If the vent needs to be cleaned, we will also inspect the other vents for companion units. Any vent(s) needing to be cleaned will be added to the list. All vents on the list will be cleaned at the same time.

We have negotiated a price for cleaning vents, which has a minimum of 10 vents. The cost is \$11.25 per vent. Prior to 2013, we called a contractor to clean a vent as it was reported. This individual cleaning cost was \$75. We will not be cleaning individual vents. The list for each year contains around 20 units. Some are reported by residents and most are a result of building inspections. The work is usually completed in September. Should you determine that you want your dryer vent cleaned and cannot wait for this annual cleaning, you may ask Elite Management to arrange for the cleaning using the Association contractor. You will be required to pay the contractor at the time the work is performed. The current individual cleaning cost will prevail.

The Association is doing its part in keeping the dryer vents clean, and we believe that you are doing your part as well. Resident safety is vitally important to all of us in this shared environment that we enjoy.

Submitted by Ron Richards for Buildings & Roads Committee on October 18, 2013