

ALERT: FOREST CREEK

Fall/ Spring Cleaning tip - possible hazardous condition!

From: wpokluda [<mailto:wpokluda@aol.com>]
Sent: Friday, October 19, 2012 9:24 AM
Subject: hazardous condition

Our home is a Schwab built Agusta II. There is a potential fire hazard in the dryer vent system. . The rain prevention cap on the top of the vent pipe has a tendency to plug up from lint. What we first noticed was no lint on the dryer filter. When I looked into the problem it turned out that the rain cap flapper was frozen in the closed position from a solid clump of lint. The flapper is supposed to move up and down freely, closed normally (bugs) and open from the dryer exhaust. It is a simple task to clear this problem, however it requires climbing on the roof. I suggest you put this info in the next edition of the FCHOA bulletin. It could also be a problem in other than Schwab homes

From: M.Washock
Sent: Friday, October 19, 2012 10:58 AM
To: 'wpokluda'
Subject: RE: hazardous condition

Thanks Bill,

Aside from the fire hazard, it also makes the dryer much more efficient to run when clean. When we notice it takes too long to dry a load of towels, we know it's time to clean the vent again. Although we have a Schwab home also, I believe this is an issue for many homes regardless of builder.

We've been cleaning our out roof vent about 2x/year for many years now. We have the acorn/oak leaves cleaned from the rain spouts/gutters at the same time.

I'll post this in the e-newsletter. Thank you again for this important tip!

Milli