

Washer and Dryer

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Washer and dryer are the essential appliances and indispensable house life help. After tens of years' improvement their reliability and effectiveness are well developed. Even the generic makes are normally expected 10 years in service. No matter rotary drum or turbo model people are familiar with their operation even if the dryer is not used as frequent as the washer.



We are going to touch a little on the safety and reliability of the operation based on our home inspection. In fact, the manufacturers have already set the safety protection since design and assembly. There are still some potential hazards mostly from installation and application. We found the washer flooding due to the blast hose, which caused water damage to the lower suite in the apartment. The home owner had to pay over ten thousand to the other family. The accident was from the water supply hoses which were always bearing the pressure shock in terms of quick water on and off. The aged rubber hoses are weakened and blasted. This can be solved by adding shock absorber on the pipes close to the hose connection. We also suggest replacing the rubber hose with braided stainless steel. Even though, we recommend somebody has to be home when the washer is running. While the tubing and valves can leak as well, normally it is controllable and easy to be fixed. The washer door had better be left open once off. This can have the door seal last longer. If you always find a little water dripping under washer, it is the time to consider replacement. By contrast, the dryer safety hazard is hidden for its strong power consumption. Dryers ask 30 A wiring and breaker protected. Undersized wiring or oversized breaker is fire hazard, which we must confirm first during the inspection. In addition, the dryer vent should be metal hose instead of vinyl or aluminum foil which could catch a fire for heat and fibre accumulated and is suggested to replace. The condo suite dryer vent is always troublesome for its long distance and size. Although many add booster fan and fibre trap, vent duct condensate leaking is not unusual for the negligent clean & maintenance. The home owner should clean the dryer and fiber trap filter if added frequently, which prevents from leaking and fire hazard. This will shorten the drying time and save the energy as well.