



Washing Machine Water Damage Prevention

An unattended burst hose from a washing machine can leak hundreds of gallons of water an hour, causing significant damage around and below the washing machine. It is one of the most common causes of catastrophic water damage in homes. A number of things can cause hose failure, including improper hose installation or insufficient clearances. Hoses under constant water pressure can also lose resiliency as they age and can crack or burst without warning. Consider the following tips to prevent water damage from a washing machine:

Manufacture's Installation Guidelines

- Follow manufacture's installation and maintenance guidelines.

Clearance

- Maintain at least 4" clearance away from the wall so the supply and drain hoses do not become kinked.

Drain Hose

- Check the drain hose to ensure it is fully inserted into the main drain line. Make sure it is secure and has not become dislodged as the washer agitates or drains.

Supply Hoses

- Inspect hoses at least twice a year and replace if there are any signs of swollen points, kinks, cracks, stiffness or brittleness. Pay close attention to the ends of hoses near connections.
- Check the connections to ensure they are secure and have no leaks, drips, rust, discoloration or moisture on or around hoses and connections. Repair leaking connections or replace deteriorated hoses immediately.
- Replace hoses with reinforced stainless steel braided hoses. Hoses older than five years or that show any sign of damage should be replaced.

Supply Valves

- Turn off supply valve when not in use or away for extended periods of time to relieve water pressure in hoses. Leaving a washing machine's valves open all the time greatly increases the chance of a catastrophic hose burst.
- Have a licensed plumber replace supply valves with automatic shut off valves with water sensors. The automatic washing machine shutoff valve uses an electronic control device that senses electrical current to the washing machine, thus opening both the hot and cold water valves. When the cycle is finished and not drawing electricity, the valves close until the machine is used again. The automatic operation, coupled with a floor mounted leak sensor, protects against water damage should a washing machine hose burst while the machine is in use.



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