



FLOOD DAMAGED APPLIANCES

Town of Estes Park - Division of Building Safety

When you see “**REPLACE THE APPLIANCE**” in the “flood damaged appliances’ listed below, it applies to the whole appliance, and not just the parts. The problem with electronic / electric components and gas controllers installed in those appliances is that they are not designed for being submerged in water. In many cases it might be cheaper to install a new appliance than have all the compromised parts replaced. Most of the critical parts cannot be repaired and must be replaced if they were submerged in flood water.

1. **Flooded gas water heater** – if the water level reaches the burner or gas regulator / temperature control – **REPLACE THE APPLIANCE**. Moisture might cause corrosion of those parts and create hazardous conditions, including gas explosion. Also, soaked insulation under the exterior jacket will cause the body to corrode (same for electric).
2. **Flooded electric water heater** – depending on the size, they might have one or two heating elements. All submerged electrical connections and components (wires, terminals, relays, thermostat, etc.) will eventually corrode and create hazardous conditions / possible fire – **REPLACE THE APPLIANCE**.
3. **Flooded gas furnace** – it is bad for any design. Up-flow, down-flow, horizontal – a few inches of water will most likely cover some of the gas and/or electric (electronic) components – **REPLACE THE APPLIANCE**. If you are not sure how high the water level was before it receded, turn off the power to the furnace and remove the lower service panel – there might be a distinctive water line on the side walls, cover, or any other internal parts.
4. **Flooded electric furnace** – any electrical parts submerged under water require replacement. With an electrical furnace, it might actually be cheaper to replace the electrical parts, unless the blower and its motor were also affected – have it checked by a licensed HVAC contractor.
5. **Flooded washer/dishwasher** – both have electrical wiring, motors, and other components install in the lower portion of its enclosure. If submerged, **REPLACE THE APPLIANCE**.
6. **Flooded clothes dryer** – gas or electric will have a motor at the base, some wiring, gas valve/pressure regulator. If submerged, **REPLACE THE APPLIANCE**.
7. **Flooded gas range** – gas supply, regulator, and bottom burner may be at the very bottom (depending on the design). If submerged, **REPLACE THE APPLIANCE**.
8. **Flooded electric range** – there are usually electrical connections, terminals, and the bottom heating element within the few inches from the floor level. If submerged, **REPLACE THE APPLIANCE**.

Sometimes, your flood damaged household appliances might be salvageable - have a professional make that determination. This is for your own safety, and the safety of emergency responders. What might happen over time (as with a flooded car) – their components, terminals, and wiring that was submerged will start corroding. Rusty connections become loose and can produce an arc / fire / short. You could be ELECTROCUTED. Burners can also corrode and start producing CARBON MONOXIDE, corroding connections start LEAKING GAS and create ELECTRIC ARCS. This might not happen, but it is very probable. If the recommendation is to REPLACE THE APPLIANCE, please REPLACE THE APPLIANCE.