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## PREVENT DRYER FIRES: CLEAN THE CLOTHES DRYER

*20,000 dryer fires in the U.S. cause nearly \$100 million in damages annually*

NEW YORK – April 2007 – Poor dryer maintenance, especially in residential homes and multi-unit dwellings causes 20,000 fires with \$96 million in damages annually, according to the Consumer Products Safety Commission. Indoor Environmental Solutions, Inc., the New York City based air ventilation cleaning company, says preventive maintenance is the way to avert disaster.

What causes dryer fires?

“Poor dryer maintenance!” said IES President Maria Vizzi. “Dryers are an often overlooked source of great potential danger because the highly flammable lint can easily ignite due to the combination of blocked airways and heat. That potential is magnified wherever there is restricted airflow or improper ventilation.”

Additionally, Vizzi says that when a dryer is not venting properly it is less efficient and costs more to operate. For gas heated dryers, there is also a potential for carbon monoxide poisoning.

“Even the most upscale suburban homes and condominiums frequently have poorly constructed laundry areas. Our technicians have seen plastic flexible hose used instead of the aluminum, venting which goes into the attic without even continuing to vent to the outside of the home,” said Vizzi. “The lint accumulates up in the attic. Needless to say, with sun beating down on the attic roof all day the heat and poor ventilation can be a dangerous combination causing many house fires that could have been easily avoided,” she added.

Port Chester resident Nadine Schwartz agrees. She bought her condo three years ago. She says the previous owner was not exactly diligent about maintenance and safety... and since she works from her home, proactive safety measures have become even more important for both her property and her peace of mind.

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After hearing the IES advice during a safety presentation for Westchester business owners, the Port Chester resident said she contracted with IES to inspect her property and they inspected the home, corrected the dryer ventilation problem.

Building owners and property managers face the same problem, albeit on a much larger scale. Recently, the IES technicians removed eight 50 gallon size garbage bags of lint from one Central Park West property. Many buildings owners offer tenants the use of a laundry facility in the basement which is outsourced to another company. This company installs and maintains the coin cooperated washers and dryers. Traditionally, the laundry company collects the coins and conducts mechanical repairs yet little attention is paid to comprehensive exhaust cleaning.

When possible, IES installs observation windows which give property managers access to monitor lint accumulation on a regular basis. For proactive Resident Managers, preventive maintenance is a round-the-clock concern 365 days a year.

“We thought we were on top of all the problem areas, as far as fire safety is concerned, but we hadn’t looked as closely as we should have at the ventilation and we’re glad it’s been corrected,” said New York Resident Manager Guglielmo Ammatuna. “It’s all about peace of mind.”

**IES’ Ventilation Service Inspection** includes the following:

- inspect the dryer and its ventilation path
- identify everything that does not comply with current state building codes
- i.e., (dryer’s flexible hose is plastic; it should be aluminum)
- make sure the ventilation hose vents to the outside of the property; not an internal room or hallway;
- clean out and remove all obstructions to air flow

### **About IES**

Maria Vizzi and her husband, Giuseppe, who has extensive experience in air ventilation cleaning. The family-owned business services residential and commercial properties throughout the New York metro and tri-state area. IES works with property owners and property/facilities managers to address tenant concerns about indoor air quality and building hygiene.

### **Indoor Environmental Solutions Inc.**

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