

# **Air Conditioning Maintenance**

## **Leak Prevention For All Residents**

### **Happy summer to all.**

Recently in the San Marco we have had incidents where a clogged air conditioning drainage tube caused a water backup issue and unit flooding occurred. This resulted in damaged floors, drywall having to be removed and replaced and overall extensive damage. The homeowners had no idea they were in jeopardy.

Particularly at this time of year with high temperatures and humidity, your unit air conditioner is working overtime. The steady flow of condensation water WILL form algae in the collection tray and in the drainpipe, and eventually block this steady flow of water from draining out of your unit. If the overflow sensor is not working properly, you can have a flood in your unit, which then spreads to other units. Damage sustained to other units by your AC malfunction is your liability and responsibility.

An effective prevention is as follows:

- 1- Have your **AC TECHNICIAN** inspect your unit now to ensure that your overflow sensor is working properly and that the water collection area within your AC is draining properly.

**Please do not fiddle with the overflow sensor yourself as improper placement can cause sensor malfunction and leaking. This is a job for your AC TECHNICIAN.**

Do not assume that regular 6-month AC inspections are sufficient- they are not. Please see Figure 3 for an illustration of the sensor valve and location.

**Invest the time and minimal dollars now to ensure your AC is operating properly.**

- 2- Once per month, remove the tube cap as in Figure 1. It is located on the bottom of your AC unit.
  - Pour one cup (8 ounces) of white distilled vinegar into the tube. This will act to dissolve any residue or mineral buildups. (See Figure 2.)

If you are not in residence for the summer, please schedule an AC Technician visit and advise the San Marco Condominium Association Board below to ensure your unit is protected.

If you have concerns, please contact Tony Britt at 973-271-2103 or [Tonybritt1188@gmail.com](mailto:Tonybritt1188@gmail.com) for assistance.

Figure 1- Locate drainage tube at base of AC unit - Remove Cap from Drainage Tube





Figure 3- Have your AC Technician inspect the sensor valve to ensure it is clean and functioning and replace back in proper position place when done.

