Subject: AIR CONDITION CONVECTOR BACKUP

During these HOT EXTEME TEMPERATURES, the AC UNITS are placed in VERY HIGH DEMANDS. The most frequent problem to strike innocent Lake Pointe residents is water coming though the ceiling of your balcony/HVAC closet or possibly your living room/bedroom near the exterior wall from your upstairs neighbor air condition convector unit. If the waters coming in CONSTANTLY and IT'S IS NOT RAINING OUTSIDE, then there is 99% chance that this is the problem.

HERES WHAT IT IS:
Your air condition convector has a coil in it made of copper and since the freon is very cold and the air around the coil is very warm, condensation (water forming on the copper) must occur. On a hot day, as much as 2 gallons of water may be produced. There is a pan underneath your coil to catch this water and the pan has a drain attached to it. The drain pipe has at least 4 90 degree turns and a trap in it (P-TRAP), before it reaches the 2 inch vertical drain pipe which serves all units in your tier. Because your 1/2 inch drain pipe is small, with so little fall, 99.9% of the clog happens in this pipe.

HERE'S WHAT TO DO:

First, we have to unclog your pipe. Turn off your air conditioning unit. You will probably have to cut the plastic drain line with a hacksaw, etc. Try sticking a coat hanger or similar bendable metal down the pipe to reach the clog. If you cannot reach the clog, try a small amount of drain cleaner (only use the type which days it will not damage your pipes, never the type containing sulfuric acid). IF THIS DOES NOT WORK, YOU MUST CALL A CERTIFIED HVAC TECHNICIAN.

ONCE IT'S UNCLOGGED, HERE'S HOW TO KEEP IT FROM REOCCURRING:

1. CHANGE YOUR FILTER EVERY MONTH DURING HOT EXTREME TEMPERATURES. THIS PREVENTS DUST, DIRT, ANIMAL HAIR etc. FROM GETTING INTO YOUR PAN.

2. PURCHASE ALGAECIDE TABLETS FROM HOME DEPOT, LOWES, etc. TO PREVENT ALGAE BUILD UP IN THE PAN.

3. CLEAN ANY ALGAE OR DEPRIS FROM AS MUCH OF THE PAN AS YOU CAN REACH. THEN POUR BOILING WATER INTO THE PAN TO CLEAN ALGAE FROM THE DRAIN PIPE.