**Water Leaking from your Air Conditioner?**

Water leaked from the in condo air conditioner onto the adjacent wooden floor in the hallway in my unit. This badly swelled and distorted the wood, requiring replacement. I will install ceramic tiles now and possibly make an insurance claim.

The air conditioner service person who came to investigate found that a tube which captures water that condenses from humid air going through the fan was blocked and needed clearing with high pressure air. He cycled through about six bottles of water and then blew it out. He said he might use a chemical cleaner if there was further trouble in the future.

Apparently if this tube is clogged, condensed water does not reach a tray found just under the condenser coils about two feet up the unit. Water in this tray drains out into the building drains. When the tube is clogged the water leaks down to a larger tray on the floor of the unit. This tray is not sealed to hold the water, so it drains out to the adjacent condo floor.

Now sadder but wiser, I will have an annual maintenance visit to make sure the water line is clear.

All of this happens within your condo and thus is your expense.

Our condo management currently contracts this company to maintain all common elements outside your unit:

Vision Air

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