

Maintenance Tips: Heat Pumps & Condensate Drain Lines

Your suite's heat pump is located above the bathroom or suite entrance ceiling. This unit heats and cools your suite by drawing hot or cold water from the common pipes in the hallway ceiling and blowing air through a heat exchanger.

The pump air filters require regular replacement to keep the unit working at optimum temperature. This is done by building staff or contractors and access to your suite is required.

A condensate drain line runs down from the pump to under the kitchen or bathroom sink. It is important to keep this line open and clear otherwise condensate water will overflow onto the ceiling causing leaks, water marks and damage to the drywall.

It is the suite owner's responsibility to check periodically and ensure that the drain lines in the suite are clear and not blocked by food or other debris.

To check and clear the line, undo the pipe clamp with a screwdriver and slide the hose off the fitting. Ensure there are no food particles or debris in the line. Water should drip from the line freely. Reverse the process to reinstall.

Maintaining in-suite fixtures in good repair is the responsibility of each owner. Avoid costly damage to your suite (or your neighbour's) with periodic, pro-active maintenance. Owners who are less technically inclined can call on a plumber or handyman as necessary.

Effective September 21, 2009, repairs paid for by the strata to clean out the condensate line will be charged back to the unit owner.



Drain line connecting under kitchen sink



Drain line connecting under bathroom sink