

Fairfield at Long Neck Heater Condensation Line Conversion

During harsh winter months such as what was experienced during the winters of 2013-2019, the condensation line which is hooked up to the unit's Heating and AC, was freezing up for many folks. If the ice which had built up inside the 3/4 inch PVC piping was not kept clear, it triggered the Heating Unit located in the attic area of the unit to switch off. All of the heating units have an emergency sensor which trips off when the 3/4 inch PVC piping is blocked.

Several homeowners have converted the 3/4 inch PVC piping located within the garage so that in the event that the condensate line freezes solid on the outside of the home the water will be diverted into a bucket or trashcan on the inside of the garage. This modification will prevent the condensate pipe from backing up with water and shutting down the heater unit.

Be advised that some heating units are capable of making up to a gallon of condensate water per day. Please plan your catch bucket size accordingly and have a way to monitor it for overflow.

Below are photos of the converted piping and the supplies needed to complete the conversion. Adding pipe insulation will also help to protect the piping.

If there are any questions, please contact Martin Fusselman (fuss9000@gmail.com) or Bob McLucas (rjmjr47@gmail.com)

Materials:

3/4" pipe plastic about 7'

1 - 3/4 tee fitting

1 - 90 degree elbow

2 - 45 degree elbows

1 - 5 gal bucket or larger

Plastic glue, cleaner, hack saw or pipe cutter

See attached photos of completed conversion

Photo #1 Converted Pipe



Photo #2 of badly frozen condensation pipe during winter of 2013-2014



FF Heater Condensation Line Conversion
Approved by HOA as of 11/10/14