

We have a minor maintenance issue at the City Exchange, Urban exchange, Charleston Townes, and 1366 Hunters ridge condos caused by water drying up in the A/C and water heater drain line traps, that we want you to be aware of. If the water dries up in this trap, air is allowed to backflow out of the drain and into the apartment. Hence, this can cause an odd smell in your residence. The trap is located in the floor of the mechanical closet. This trap usually keeps water in it by simply running the A/C, but if you do not run your A/C it can dry out. This is common in all construction where floor drains are utilized. The same thing would occur if you never used your washing machine or sink.

The issue is however very easily remedied by simply pouring a couple cups of water down the drain once every 1 to 2 months. The drain is set in the floor at the base of the hot water heater and air handler (grey/green box that holds the fan for your A/C). The hot water heater and air handler are usually located together in the utility closet or bathroom. Please see attached pictures of what the location of the drain and the drain itself looks like.



