



Installation Manual

FM-097

Operation and Installation Instructions for FloodMaster FM-097 Air Conditioner Condensate Leak Detection Alarm System



System Overview:

The FM-097 Air Conditioner Condensate Leak Detection Alarm System is designed to sound an audible alarm when the sensor puck comes in contact with conductive liquid (such as water). Specifically designed for condensate pans, these units feature an elevated (1/2") sensor puck which will allow for a normal amount of water in the pan, but will activate in a near-overflow situation. The unit requires a 110VAC wall outlet for power. In the event the alarm activates, remove the sensor puck from the liquid and dry the metal contacts. Correct the problem causing the leak and place the sensor puck in the desired leak detection location once again as required. The green power ON/OFF indicator light on the alarm box illuminates to indicate power to the unit.

All units provide an optional dry contact relay signal for control of another device or for connection to a home security alarm system or control panel. Additional Sensor Pucks can also be added to the system for a wider area of leak detection.

Installation Instructions:

1. Mount the alarm box in the desired location using supplied two-sided tape.
2. Plug the transformer into a 110VAC wall outlet; the green power ON/OFF indicator light on the alarm box will turn on.
3. Place the sensor puck in the desired leak detection area of the condensate pan.
4. Test the unit by placing a damp paper towel across both steel pins found on the bottom of the sensor puck; the audible alarm will sound.
5. To silence the audible alarm, dry the steel pins and place the sensor puck back in its desired location.

Optional Feature and Connections:

Additional Sensor Pucks – For applications where a wider area of leak detection coverage is desired, additional sensor pucks can be added to the system. Wire additional sensor pucks to the terminal strip along the side of the alarm box, following the same wiring pattern of the original puck. Additional sensor pucks are sold separately; custom lengths are available.

Security Alarm Connection – Use for applications where connection to a home security system or control panel is desired. This dry contact relay signal can be wired per your application requirements as follows:

Red/White – Normally Closed Circuit

Black/White – Normally Open Circuit

The dry contact relay signal will need to be reset after each time the unit alarms. The signal can be reset by unplugging the power supply from the wall outlet for approximately 5 seconds before plugging it back in.



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