



# Generic Condensing Unit PM Checklist

## Monthly Tasks

- ☐ Check and log suction and discharge pressures to monitor system health.
- ☐ Clean condenser coil fins using a soft brush or vacuum (power off first).
- ☐ Inspect fan blades and motor for dust, wear, or vibration.
- ☐ Check condensate drain line for clogs, leaks, or standing water.
- ☐ Inspect electrical connections for corrosion, fraying, or overheating.

## Quarterly Tasks

- ☐ Test defrost cycle for proper timing and function.
- ☐ Verify thermostat and pressure control calibration.
- ☐ Inspect compressor operation for noise, heat, and amp draw.
- ☐ Check refrigerant levels and look for signs of leaks (oil stains, frost).
- ☐ Clean and inspect evaporator coil for ice buildup or airflow restriction.

## Heat Exchange-Specific Tasks

- ☐ Clean heat exchanger surfaces to maintain thermal efficiency.
- ☐ Inspect for corrosion, cracks, or scale buildup on exchanger tubing.
- ☐ Document exchanger condition and compare against previous inspections.
- ☐ Check airflow across exchanger to ensure proper heat transfer.

## Semi-Annual Tasks

- ☐ Review temperature and performance logs for anomalies.
- ☐ Clean unit housing and surrounding area to prevent dust accumulation.
- ☐ Inspect insulation and weather seals around piping and penetrations.
- ☐ Test safety switches and overload protection.

# Annual Tasks

- ☐ Schedule professional inspection and servicing of refrigeration system.
- ☐ Replace worn components: fan motors, capacitors, contactors, sensors.
- ☐ Perform full safety and compliance audit (electrical, food safety, ventilation).

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By following this checklist, you will ensure that your HVAC Unit operates safely and efficiently, reducing downtime and extending its lifespan. For any questions or further assistance, please contact ProphetPrep support.