



CRAC Unit (Computer Room Air Conditioning) Maintenance Checklist

10 planned preventive maintenance tasks · Free PDF from PM Assist

A practical starting point for planned preventive maintenance. Always refer to the manufacturer's O&M manual and site-specific requirements.

Visual Checks

- ☐ Inspect the humidifier (canister/electrode) and water treatment

Functional Checks

- ☐ Verify supply/return air temperatures and humidity against setpoints
- ☐ Check refrigerant circuit performance / chilled-water flow and delta-T
- ☐ Test fan / EC motor operation, current, and any speed control
- ☐ Confirm alarms (high temp, humidity, airflow, condensate) report correctly
- ☐ Prove N+1 redundancy — confirm standby unit starts on duty failure/rotation

Cleaning & Housekeeping

- ☐ Check and replace air filters — restricted airflow quickly raises rack temperatures
- ☐ Inspect and clear the condensate drain, pump, and humidifier system

Safety Checks

- ☐ Carry out F-Gas leak checks on DX units per the system charge

Record Keeping

- ☐ Record temperatures, humidity, refrigerant/F-Gas, and alarm tests in the log

Maintenance Frequency

Monthly

- Check filters and airflow
- Verify temp/humidity setpoints
- Inspect condensate and alarms

Quarterly

- Refrigerant/chilled-water performance check
- Humidifier service
- Fan and EC motor check
- Redundancy/changeover test

Annually

- Full service and F-Gas leak check
- Coil and condenser clean
- Control and alarm verification
- Update F-Gas records