



Direct Expansion (DX) Unit Maintenance Checklist

12 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 evaporator coil for frosting, fouling, or damage
- ☐ Check condenser coil is clean and unobstructed
- ☐ Inspect refrigerant pipework and joints for signs of oil staining (indicating leaks)
- ☐ Inspect electrical connections and contactors

Functional Checks

- ☐ Verify refrigerant pressures are within normal operating range
- ☐ Check compressor current draw against nameplate rating
- ☐ Check condenser fan motor operation and condition
- ☐ Verify thermostat and controller operation

Cleaning & Housekeeping

- ☐ Clean or replace air filters
- ☐ Clean condensate drain and tray

Safety Checks

- ☐ Confirm unit is correctly labelled with refrigerant type and charge weight

Record Keeping

- ☐ Record pressures, temperatures, current draw, and superheat/subcooling

Maintenance Frequency

Monthly

- Check and clean filters
- Visual check of condensate drain

Quarterly

- Clean condenser coil
- Check refrigerant pressures
- Inspect for leaks

Annually

- Full refrigerant circuit check
- Electrical inspection
- Compressor performance test
- F-Gas compliance check