



Evaporator Maintenance Checklist

11 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 evaporator coil for frost or ice buildup
- ☐ Check coil face for dust, dirt, or biological growth
- ☐ Check condensate drain tray for standing water or biological growth
- ☐ Inspect coil headers and connections for leaks

Functional Checks

- ☐ Verify airflow across the coil — clean filters upstream
- ☐ Measure refrigerant superheat and compare to normal operating range
- ☐ Check expansion valve or TXV operation for correct superheat control

Cleaning & Housekeeping

- ☐ Clean the condensate drain tray and line
- ☐ Clean evaporator coil fins with appropriate cleaner

Safety Checks

- ☐ Confirm defrost system operates correctly where applicable

Record Keeping

- ☐ Record coil temperatures, superheat, and airflow conditions

Maintenance Frequency

Monthly

- Check for frost or ice on the coil
- Inspect and clean condensate drain tray

Quarterly

- Clean coil surfaces
- Check superheat
- Verify upstream filter condition

Annually

- Deep clean of evaporator coil
- Check expansion valve operation
- Full drain system flush