

Checklist 5.12 Single Condensing Unit		
Inspection Task	Rec. Corrective Actions	Frequency
Condenser/Compressor Section¹		
1. Check condenser for cleanliness.	Clean as needed.	Quarterly
2. Check condenser fans for proper operation.	Repair or replace as necessary.	Quarterly
3. Check power and control electrical connections.	Repair or replace as necessary. Follow OEM's specifications for torque tolerances and tightening, as applicable.	Quarterly
4. Check that refrigerant tubing supports are secure.	Secure and isolate as necessary.	Quarterly
5. Check for indication of refrigerant leaks (i.e., oil spot, sight glass, etc.).	Repair as necessary.	Quarterly
6. Check refrigerant moisture indicator.	Replace driers if moisture is indicated.	Quarterly
7. Check compressor oil level, as applicable.	If low determine cause, correct and add oil.	Quarterly
8. Check suction and discharge temperatures per OEM specification.	Evaluate that temperatures are in proper range, if out determine cause and advise owner of needed repairs.	Quarterly
9. Check compressor amperes, voltage, and voltage balance.	Evaluate that amperes, voltage, and voltage balance are in proper range, if out determine cause and advise owner of needed repairs.	Quarterly
10. Check all compressor operating controls (e.g., low-ambient control) and safety controls.	Adjust or repair as necessary.	Quarterly
11. Check defrost controls.	Adjust or repair as necessary.	Quarterly
12. Check that electrical covers and panels are in properly installed.	Install covers and panels as necessary.	Quarterly
Evaporator Section		
13. Check evaporator for cleanliness.	Clean as necessary.	Quarterly
14. Check evaporator drain pan and drain lines for cleanliness and proper draining.	Clean as necessary with NSF-approved cleaner.	Quarterly
15. Check evaporator fans for proper operation.	Repair or replace as necessary.	Quarterly
16. Check for proper fan (e.g. fan delay control) and temperature control operation.	Adjust or replace as necessary.	Quarterly
17. Check power and control electrical connections.	Repair or replace as necessary. Follow OEM's specifications for torque tolerances and tightening, as applicable.	Quarterly
18. Check evaporator defrost components for proper operation.	Repair or replace as necessary.	Quarterly
19. Check for indication of refrigerant leaks.	Repair as necessary.	Quarterly
20. Check expansion device for proper	Adjust or replace as necessary.	Quarterly

operation.		
21. Check that electrical covers, panels and trim are properly installed.	Install covers and panels as necessary.	Quarterly
Refrigerant Line Set		
22. Check the hangars and supports for proper and secure installation.	Repair defective supports.	Quarterly
23. Check for torn or missing insulation.	Repair and/or replace insulation as necessary.	Quarterly
24. Check for indication of refrigerant leaks.	Repair as necessary.	Quarterly
Notes:		
1. Any time the system is opened, replace the dryer or dryer cores.		