

Preventive Maintenance & Tune-up list for Residential ACs

Ensure the optimal performance of your residential air conditioner with our recommended tune-up checklist. A comprehensive preventive maintenance check conducted by an HVAC technician is essential for maximizing efficiency and longevity.

Preventive maintenance is straightforward and requires fewer resources compared to repairs, allowing for potential negotiation of lower service rates. Request a detailed report after each visit, containing values, comments, and recommendations to keep track of your system's status. This information will be invaluable for future maintenance sessions.

Please note that while this maintenance list is applicable to various residential cooling AC units, individual units may have unique requirements.

Action Item	Frequency	Importance	Comment
Condenser Coil Cleaning	Once a Year	Critical	
Evaporator Coil Cleaning	N/A	Optional	Depending on Unit Age
Drain Line Cleaning	Once a Year	Critical	
Replace Air Filter	Once a Year	Critical	Depending on Filter Quality and Usage
Rubout Potential	Once a Year	Critical	Leak Prevention
Gaskets Check	Once a Year	Critical	Performance Item / Condensation Prevention
Thermostat Calibration	Once a Year	Recommended	Compliance Item
Compressor Amp Draw	Once a Year	Recommended	
Compressor Mega Ohms	Once a Year	Recommended	Aging compressor measurement
Capacitors Check	Once a Year	Recommended	Out of Spec hints potential problem
Contactors Check	Once a Year	Recommended	
Runtime Compressor Cycle	Once a Year	Critical	Lower Energy Cost / Pressure Switch Cut-in Checks
Filter Drier DT	Once a Year	Recommended	Might hint an obstruction
Electrical Wiring Tightening	Once a Year	Recommended	Fire Prevention
Suction Line Insulation	Once a Year	Recommended	Performance Item
Replace Schrader Valve Core	Once a Year	Critical	Leak Prevention
Replace Valve Cap Gasket	Once a Year	Critical	Leak Prevention, with time gasket will dry out
Flare Joint Inspection	Once a Year	Critical	Leak Early Detection / Shut down prevention
Voltage to the unit	Once a Year	Critical	Shutdown Prevention
Fans Oil Leakage	Once a Year	Critical	Oil Leaking from Fan bearing a sign of end of life
Fans Amp Draw	Once a Year	Recommended	Higher than specified is a concern
Blower Amp Draw	Once a Year	Recommended	Higher than specified is a concern