

Preventive Maintenance & Tune-up list for Walk-In Cooler or Freezer

This is recommended tune up list for walk-in box, it's essential to have a comprehensive preventive maintenance checklist performed by an HVAC technician. Unlike many that recommend a preventive maintenance quarterly, we recommend a through preventive maintenance once a year. Twice a year is applicable only to certain critical applications.

It's important to note that preventive maintenance is less complex than repairs and typically requires fewer resources. As such, equipment owners may be able to negotiate lower rates for maintenance services.

To ensure that you have a complete understanding of the system's status, always ask for a detailed report with values, comments, and recommendations. Keep this report in your records to reference during future maintenance visits.

This maintenance list is applicable to various walk-in boxes, actual unit maybe different.

Action Item	Frequency	Importance	Comment
Traces of Oil	Once a Year	Critical	Document with images traces of oil and exact location
Condenser Coil Cleaning	Once a Year	Critical	
Evaporator Coil Cleaning	Once a Year	Critical	
Drain Line Cleaning	Once a Year	Critical	
Superheat	Once a Year	Critical	Overview of the system health
Rubout Potential	Once a Year	Critical	Leak Prevention
Gaskets Check	Once a Year	Critical	Performance Item
Thermostat Calibration	Once a Year	Recommended	Compliance Item
Defrost Cycle	Once a Year	Critical	Freezing Prevention
Compressor Amp Draw	Once a Year	Recommended	
Compressor Mega Ohms	Once a Year	Recommended	Aging compressor check
Capacitors Check	Once a Year	Recommended	Lower Value Means Out of Spec
Contactors Check	Once a Year	Recommended	
Sight Glass Level	Once a Year	Recommended	Might hint of low charged system, performance item
Runtime Compressor Cycle	Once a Year	Critical	Lower Energy Cost / Pressure Switch Cut-in Checks
Filter Drier DT	Once a Year	Recommended	Obstruction Measurement
Electrical Wiring Tightening	Once a Year	Recommended	Fire Prevention
Suction Line Insulation	Once a Year	Recommended	Performance Item
Replace Shrader 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 baring a sign of end of life
Fans Amp Draw	Once a Year	Recommended	Higher than specified is a concern
Defrost cycle Adjustment	Once a Year	Recommended	Lower Energy / Performance Item