

Dehumidifier annual maintenance checklist

The annual dehumidifier service is the deep pass: the measurements, cleanings and tests a quarterly round doesn't reach. This checklist keeps the full service on record with the photos that make it defensible later. Work is commonly verified against IMC, manufacturer's published instructions. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The HVAC service tech on the annual service. When: Once a year before the humid season, sized around the coil cleaning and the refrigerant or desiccant check the quarterly round can't reach.

Deep clean

- ☐ **Coils cleaned and airflow restored**
Both coils cleaned with the appropriate cleaner and rinsed, fins combed, so heat exchange and the moisture-removal rate come back to where they belong. 2 photos required
- ☐ **Condensate pan, trap and pump serviced**
Pan pulled and cleaned, trap cleared, condensate pump float and check valve tested, drain line flushed clear of slime. 2 photos required

Refrigeration or desiccant

- ☐ **Refrigeration circuit or desiccant reactivation checked**
On a refrigerant unit, suction and head behavior and superheat observed for a low charge or restriction; on a desiccant unit, the reactivation heater, purge airflow and wheel drive checked so the desiccant is actually being dried and regenerated. 2 photos required

Controls and airflow

- ☐ **Humidistat calibrated and airflow measured**
Humidistat compared against a reference hygrometer and adjusted, airflow measured against the unit's rating, belt or blower checked so the design air is actually moving. 2 photos required