Mini-Split HVAC Maintenance Checklist

Keep your Colorado Springs mini-split system running efficiently.

Based on Mini Split Hvac Maintenance Checklist For Colorado Springs Homeowners by Local Pros Colorado

1. Monthly Quick Checks

Perform these simple tasks regularly, especially during peak usage months, to prevent bigger issues.

- ■ Clean or replace air filters.
- ■ Inspect the indoor unit for obstructions (ensure at least 2 feet in front, 6 inches on sides).
- ■ Check for unusual sounds (grinding, rattling, hissing, bubbling).
- ■ Check for unusual smells (musty, burning).
- ■ Wipe down the indoor unit housing with a damp cloth.

2. Before Cooling Season Prep (April-May)

Get your system ready for the summer heat.

- ■ Deep-clean air filters thoroughly.
- ■ Clear debris from around the outdoor condenser unit (within 2 feet).
- ■ Gently spray condenser fins with a garden hose from inside out to remove dirt.
- ■ Check the condensate drain line for clogs.
- ■ Pour a cup of diluted vinegar into the drain pan to clear minor buildup.
- ■ Test the system in cooling mode for 15-20 minutes.
- ■ Verify cool air is produced within a few minutes during testing.
- ■ Address any strange noises or rapid cycling during the test.

3. Before Heating Season Prep (September-October)

Prepare your system for the colder months.

- ■ Clean air filters again before starting heating season.
- ■ Inspect the outdoor unit for hail damage to condenser fins.
- ■ Clear fall leaves and debris away from the outdoor unit.
- ■ Consider a protective cover for the outdoor unit if it's prone to snow drifts (ensure airflow).
- ■ Test the system in heating mode for 15-20 minutes.
- ■ Verify warm air is produced within a few minutes during testing.
- ■ Check for excessive icing on the outdoor unit during heating tests.

4. Colorado Altitude & Climate Considerations

Understand how local conditions impact your mini-split.

- ■ Acknowledge that higher altitude requires the system to work harder.

- Inspect outdoor unit for hail damage after storms.
- Check for dents on condenser fins; use a fin comb for minor damage.
- Clean filters more frequently during dusty or high-pollen periods.
- Have a backup heating option ready during extreme cold snaps (below 20°F).
- Check owner's manual for freeze-protection mode if not using the system in winter.
- Clean filters more frequently during wildfire smoke events.

5. Annual Professional Maintenance

Schedule a yearly tune-up with a technician for a comprehensive check.

- Have refrigerant levels checked.
- Ensure electrical connections are inspected and tightened.
- Request a condensate drain flush.
- Get coils (indoor and outdoor) cleaned professionally.
- Verify fan and blower are inspected and lubricated if needed.
- Confirm thermostat calibration.
- Ensure a full system performance test is conducted.

6. When to Call a Professional

Recognize tasks that require expert knowledge and tools.

- If the mini-split isn't cooling or heating effectively.
- If refrigerant leaks are suspected.
- If circuit breakers trip repeatedly.
- If sparks or burn marks are visible.
- If ice buildup on the outdoor unit doesn't clear.
- If the indoor coil freezes during cooling.
- If persistent water leaks occur from the indoor unit.
- If the system struggles to reach set temperatures in mild weather.

Resources & Further Reading

Use these pages while working through the checklist:

■ Home Service Tips & Guides

https://localproscolorado.com/blog/

■ Spring and Fall HVAC Maintenance Checklist for Colorado Springs Homes – Local Pros Colorado

https://localproscolorado.com/spring-and-fall-hvac-maintenance-checklist-for-colorado-springs-homes/

■ 2026 Furnace Maintenance Checklist: Keep Your Colorado Springs Heating System Running All Winter – Local Pros Colorado

https://localproscolorado.com/2026-furnace-maintenance-checklist-keep-your-colorado-springs-heating-system-running-all-winter/

■ How to Find the Best Commercial HVAC Contractor in Colorado Springs: Checklist & Questions to Ask – Local Pros Colorado

https://localproscolorado.com/how-to-find-the-best-commercial-hvac-contractor-in-colorado-springs-checklist-questions-to-ask/

■ Find Local Home Service Pros in Colorado Springs

https://localproscolorado.com/

■ Colorado Home Maintenance Checklist – Local Pros Colorado

https://localproscolorado.com/checklist/

■ Contact – Local Pros Colorado

https://localproscolorado.com/contact/

Local Pros Colorado | Colorado
localproscolorado.com
Regular maintenance ensures your mini-split system provides comfort and efficiency year-round.