

The Complete Cold Room Maintenance Planner (PDF)

A printable maintenance guide with monthly inspections, annual servicing schedules, moisture checks, and floor maintenance records to help extend the life of your cold room.

1. FACILITY & ASSET PROFILE

Cold Room Asset ID / Location	_____	Planner Year	2026
Operating Temperature Range	_____ °C	Facility Manager / Lead	_____

2. MONTHLY INSPECTIONS & MOISTURE CHECKS

- ☐ **Gasket Seal & Door Alignment Check**
Inspect magnetic perimeter seals for tears or gaps. Confirm doors shut squarely against frame heaters to prevent warm air ingress and heavy frost accumulation.
- ☐ **Evaporator Coils & Defrost Drainage Inspection**
Verify airflow across evaporator fins. Check that automatic defrost drain lines and trace heater cables are completely clear of ice blockages or standing water.
- ☐ **Moisture Seepage & Condensation Audits**
Examine coved wall-floor joints, ceiling panel junctions, and door thresholds for active moisture condensation, weeping, or mold development indicating insulation breaches.
- ☐ **Floor Slab & Frost Heave Monitoring**
Check the cold room floor for swelling, cracks, or uneven settlement—vital warning signs of sub-floor moisture freezing beneath the insulated screed layers.

3. ANNUAL F-GAS SERVICING & MAINTENANCE LOG

SERVICE DATE	ANNUAL SERVICING ACTIONS & MAJOR PART SWAPS	F-GAS CERT / COMPANY ID	SIGN-OFF
____/____/20__			
____/____/20__			

4. PROFESSIONAL ENGINEERING & PLANNED MAINTENANCE

Commercial Planned Maintenance Contracts:

Reduce unexpected downtime, stay compliant with F-Gas regulations, and protect your perishable inventory with a custom service agreement from **Cold Room Plus**.

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