

# Commercial Refrigeration Maintenance Checklist

Quarterly preventive-maintenance routine for walk-in coolers, reach-ins, prep tables and ice machines. Built by FixGrid AI from 15+ years of Maryland commercial refrigeration service calls.

## Weekly (5 minutes)

- Wipe door gaskets with warm soapy water; check for tears or hardening.
- Verify temperatures: walk-in cooler 35-38°F, freezer -10 to 0°F, prep tables ≤ 40°F.
- Clear visible debris from condenser intake grilles.
- Empty and clean ice machine bin; flush drain.

## Monthly (30 minutes)

- Vacuum or brush condenser coils — the #1 cause of compressor failure.
- Inspect evaporator coil for ice build-up; defrost if needed.
- Pour 1 cup hot water + bleach down each drain line to clear slime.
- Test door auto-closers and strip curtains on walk-ins.
- Check fan motors — listen for bearing noise, confirm both directions spin freely.
- Verify lighting inside the box; replace any failed LEDs.

## Quarterly (2 hours)

- Deep-clean condenser coils with foaming coil cleaner; rinse and dry.
- Inspect refrigerant lines for oil residue (sign of a leak); call a tech if present.
- Tighten all electrical connections at the contactor and compressor terminals.
- Calibrate digital thermostats against a NIST-traceable thermometer.
- Replace door gaskets showing compression set > 1/8 inch.
- Sanitize ice machine per manufacturer schedule (descale + sanitize cycle).
- Inspect insulation panels for moisture damage or mold.

## Annually (half day)

- Megger-test compressor windings; record readings for trend analysis.
- Replace liquid line filter-drier and refrigerant if moisture indicator shows wet.
- Pressure-test the system; document superheat and subcooling.
- Service or replace TXV if superheat is unstable.
- Inspect and reseal walk-in floor seams.
- Update equipment log with model, serial, refrigerant type and last service date.

Need help? FixGrid AI offers free AI diagnostics at [appliancerepairstechnology.com/diagnostics](https://appliancerepairstechnology.com/diagnostics) and same-day commercial refrigeration service across Maryland, DC and Northern Virginia. Call (443) 295-4865.

© FixGrid AI — Appliance Repair Technology Experts. Print and post in your back-of-house.