



HOSHIZAKI TECHNICAL SUPPORT TECH -TIPS

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Volume 188
March 29, 2002

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BENIFITS OF PREVENTATIVE MAINTENANCE

By: Lonnie Clayton

Preventative maintenance is something we all do on our vehicles to prolong their life. We change the oil every 3,000 miles, check the air in the tires, check the transmission fluid, make sure the radiator has plenty of coolant, and keep window cleaner in the wash tank. This is to make sure the performance and reliability of our vehicle is there when we need it. Ice machines are no different. They need periodic maintenance to assure maximum performance and efficiency. In this article we will highlight both procedures and benefits for maintaining your equipment.

To keep the overall operating cost down and efficiency up, regular preventative maintenance must be preformed. Portions of the preventative maintenance can be performed by the customer or their maintenance staff. The more detailed portions as well as an annual cleaning and inspection should be done by a service technician with ice machine experience. In some areas where harsh water conditions exist it may be necessary to have the unit professionally cleaned more often than once a year. The installation of a properly sized water filtration or treatment system could reduce scale build up in the unit. This system will also require periodic maintenance and would be an excellent benefit to add to any preventative contract that you could sell the customer.

KM and Flaker-Preventative Maintenance:

In setting up your preventative maintenance schedule, use the following table as a guide.

Scheduled Time	Performed By:
Twice a Month	Customer
Once a Month	Customer
Quarterly	Customer or Service Technician
Semi-Annually	Customer or Service Technician
Annually	Service Technician

Twice a Month:

Procedure: Remove and clean the air filters using warm soapy water (air cooled models only). Wipe down the exterior with a neutral cleaner and check ice quality.

Benefit: Cleaning the filter gives adequate airflow across the condenser, resulting in maximum operating efficiency. Results are lower operating cost, reduced load on the compressor, and maximum production.

Once a Month:

Procedure: Check for any unusual water puddles or stains in the interior on compressor base. Examine the evaporator and reservoir and surrounding area for excessive calcium or lime deposits. Visually inspect the condenser coil. Clean with a brush if necessary. Check the flow pressure on the water filters with the unit in harvest. (If applicable.) Change the filters if needed. Wash the ice scoop.

Benefits: Spot early signs of potential freeze ups due to excessive scale build up. Helps to detect early signs of low production or efficiency. Reduces the time required for future cleanings. Assures proper water flow to the ice machine.

Quarterly:

Procedures: Wash your hands and remove all the ice from the bin using the scoop. Clean the bin liner with a neutral cleaner. Rinse thoroughly after cleaning. Check and replace water filter if required. On KM models remove and clean the float switch and rubber boot.

Ice Machine Evaporator and Reservoir:

Turn off water supply and remove water supply pipe fitting from the water valve. Inspect and clean the water valve inlet screen. Wipe out the reservoir with a neutral cleaner and rinse thoroughly. Check the evaporator for calcium and lime deposits. Check the interior of the unit for unusual oil spots and water drips. Investigate any unusual findings and address them before a problem occurs.

Benefits: Keeps ice clean and tasting fresh by removing scale and bacteria from bin. Provides consistent ice quality. Ensures proper water flow to the ice machine, reduces cleaning time spent during annual professional cleanings. Keeps the machine performing at maximum production and efficiency.

Semi-Annually:

Procedure:

On remote condensers, you should check for a dirty or clogged condenser coil. Replace external water filters if not done so at earlier intervals. At this time you may want to have a qualified service technician to perform a professional cleaning and unit inspection.

Benefits: Maximum efficiency of equipment, proper production and quality of ice, lower operating cost and early detection of problems that could cause major failures resulting in equipment down time.

Annual:

Procedure: The customer should have his equipment professionally cleaned and inspected at least once per year. This allows an experienced service technician a chance to thoroughly clean and sanitize the unit as well as an opportunity to look for and detect items that may have been overlooked during earlier self performed inspections. For detailed information on cleaning please refer to the Instruction Manual provided with the unit or Tech Tip Volume 186 for KM units and Volume 187 for Flakers.

Benefits: Extended life and use of the equipment. Reliable production at the times when it is needed most. High quality ice, and most important, lower operating cost by maintaining maximum efficiency and operation of the refrigeration, electrical and water circuit components.

Many service companies provide scheduled Preventative Maintenance Contracts. Some of these can be customized to include these items, as well as regular water filter changes and other items. Although the up front cost may seem a bit high to the customer the benefits and additional life of the equipment provided by regular maintenance more than makes up for the cost of your maintenance program. At the same time it provides you with an extra source of income. So this is a win-win situation for both you and your customer.

KM-900 MECHANICAL BIN CONTROL SHIELD

Beginning in April 2001, Hoshizaki began installing mechanical bin controls on the smaller KM ice machines. This change included the KM-900 series. The first KM-900 series units that were built did not include a shield to protect the bin control from ice impacts, as well as unintentional contact from the ice scoop. It has been determined that the life and operation of the bin control could be increased by the installation of this shield. The shield also reduces the possibility of ice getting behind the actuator paddle, which will restrict the paddle movement. If you have one of the earlier units that does not have the white ABS shield, contact the Technical Support Department at 1-800-233-1940 for information about ordering this shield.

COMING NEXT MONTH...

1. Warranty Claim Processing