

Preventative Maintenance for your Small Refrigeration Unit

In the event of a breakdown call the HSB Hotline: 1 300 736 472 (24 Hours)

Every year HSB Australia investigates numerous small refrigeration unit failures. The primary reason for the majority of these failures is poor or nonexistent preventive maintenance for the unit. To help you achieve the reliable and uninterrupted service that you expect from your refrigeration equipment, we offer the following recommendations, and suggest you ask your refrigeration mechanic to ensure the following checks are completed, particularly prior to the beginning of the summer season.

NOTE

Back to Base Temperature Alarms are alarms that are set to go off when a certain undesired temperature is reached - alerting a professional monitoring company. This means that even when the location is closed or there is no one on site, the stock is protected. These alarms should also be set to indicate to the monitoring company when there is a power outage.

Most locations that have equipment breakdown insurance have some sort of security monitoring system. Many of these security companies can also implement temperature alarms in refrigerated compartments. HSB Australia has consulted several monitoring companies to analyse the costs associated with the installation and monitoring of temperature alarms for refrigerated compartments, and has found the following to be a general estimate:

Typical Installation of Temperature Alarm for Coolroom 4 meters by 5 meters

Installation: \$1,000.00 - \$1,500.00 (one time fee)

Monitoring: \$1.00 per day, \$365.00 per year

SAFETY

Remember that a refrigeration system starts automatically, so do not place fingers or hands into hazardous areas unless the system has been properly isolated from the power supply.

Mechanical

Because the operation of safety controls, including the expansion valve(s), are the heart of the unit, they should be checked annually to make certain they are properly calibrated and in good working order. Like all electrical and mechanical equipment, these controls wear out and must be checked regularly and replaced before they become unreliable.

Electrical

Contacts may be deteriorated as a result of normal cycling of the compressor. All pitted/burnt contacts should be replaced. This pitting/burning is caused by the arcing which occurs when the contacts open and close. Terminal connections should be checked and tightened if necessary, the overload protection on the unit should also be examined for proper sizing and setting, and the motor starter should be checked. These checks should be carried out at least annually.

Condenser

The unit's condenser should be cleaned a minimum of once each year. If the condenser is located in a high dust and dirt area it should be cleaned more frequently. Failure to keep the condenser clean leads to higher running costs, higher temperatures in the compartment, and eventually failure of the compressor or other components.

Moisture

Refrigeration units should be equipped with a moisture indicator to detect the presence of moisture within the system. If moisture is present, filter dryers should be installed or changed. More importantly, the source of the moisture should be determined and preventive action taken to correct the condition.

Our advice is intended to complement equipment manufacturers' recommendations - not replace them. If you have doubts about any particular procedure, contact your equipment service representative.

In the event of a potential Equipment Breakdown claim...

Notify your broker and HSB as soon as practicable

HSB Claims Hotline 1 300 736 472 (24hours)

HSB's dedicated in-house specialist claims team works to quickly put you back in business.

HSB Australia is the trading name for HSB Engineering Insurance Limited, Incorporated in England and HSB (Australia) Pty. Ltd.
© Copyright 2004 HSB Engineering Insurance Limited. All rights reserved.

HSB Engineering Insurance Limited ABN 24 076 158 962 trading as HSB Australia

**Inspection and
Engineering
Insurance**

HSB 
A U S T R A L I A