

Maintenance triggered by the machine. Not by the calendar.

A preventive-maintenance calendar treats every machine the same: too early for the ones that sat idle, too late for the ones that ran three shifts. Condition-based maintenance starts from what the machine is actually doing and turns it into tasks with owners and dates. This checklist covers what your machines already report, what your CMMS needs from it, and the ten questions to answer before the first machine is connected.

PART 1

What your machines already report

Every machine has electrical signals — running, stopped, cycle done. An IoT device the electrician installs in under an hour reads them; the Universal Adapter in the cloud does the rest. From those signals, without any extra sensor, the platform measures:

Reliability

MTBF and MTTR per machine

Mean time between failures and mean time to repair, measured live as the machine runs — not estimated at month-end. Trends show which machines are getting worse before they fail.

Reasons

Every stop tagged from the floor

Operators add the reason in one tap. The AI agent ranks losses by what they cost — including the micro-stops the Pareto misses — and recommends the maintenance action.

Wear parts

Cycles and hours per wear part

Bearings, filters, belts, seals, lubricants — anything with a life in cycles or hours is counted against the machine's real use and raises its own alert before end of life.

PART 2

What a CMMS needs from it — and what it keeps

VISUAL FACTORIES — THE SYSTEM OF CONDITION

- ✓ MTBF / MTTR and breakdown minutes per machine, from the signals
- ✓ Stop reasons from the floor, ranked by the AI agent
- ✓ Wear-part alerts before the failure
- ✓ Tasks created, assigned and tracked to done
- ✓ Daily PDF and analytics for the maintenance manager

YOUR CMMS — THE SYSTEM OF RECORD

- Asset registry and full maintenance history
- Preventive-maintenance scheduling by date or usage
- Spare parts and MRO inventory
- Work-order lifecycle and costing
- Compliance records and audits

Condition triggers the work. The CMMS records it. Neither one alone gets the machine fixed before it stops.

PART 3

Ten questions to answer before you connect the first machine.

Tick the ones you can answer today. The blanks are where the first two weeks of data go to work.

01 Which machine hurts most?

The one whose breakdowns cost the most this quarter is the first to connect — not the newest, not the easiest.

02 Do you know its MTBF today?

If the answer is a guess, the calendar is running your maintenance. Two weeks of data replace the guess with a number.

03 Where do stop reasons go now?

Paper, spreadsheet, memory? Decide who tags stops on the floor and who reviews the ranking each week.

04 Which wear parts have a standard life?

List the bearings, filters, belts, seals and lubricants replaced on a schedule, with their life in cycles or hours.

05 Who owns a task once it exists?

A finding needs a name and a date. Agree who assigns, who closes, and what "done" means.

06 What must your CMMS receive?

Work-order number, asset ID, reason, evidence? Decide what flows from condition to the system of record.

07 Can the electrician give one hour per machine?

The IoT device connects to the machine's electrical signals. Electrical diagrams speed this up.

08 Does Wi-Fi or LAN reach the machine?

Validated on the floor, not assumed from the office. A monitor or tablet at the cell needs the same.

09 Who reads the daily PDF?

One maintenance manager, every morning: what happened, what is open, what is overdue. Nobody reads it, nothing changes.

10 How will you prove it worked?

MTBF and MTTR per machine, before and after. Set the baseline in week one so the gain is a fact, not an opinion.

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