



Example Maintenance Audit Presentation

April 2016

Your Company
Logo

Padgate.
ELECTRICAL+MECHANICAL SERVICES

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Overview



- The maintenance audit considered the condition of the equipment, associated risks to safety and customer service and sets out recommendations for future improvements.
- Overall, there were few major risks identified. However, various opportunities to improve equipment reliability and customer service, whilst reducing potential safety issues were identified.

Audit Example



January 2015 NSC Maintenance Audit - Microsoft Excel

Maintenance Audit - January 2015										Date:	
										Client:	
Equipment Name	Model	Serial Number	Supplier	Emergency Stop System	Guarding & Interlocks	Electrical Isolation	Mechanical Isolation	Component Analysis	Risk of Failure	Consequences and Risk Assessment	Maintenance requirements (short-term and ongoing)
Slopeside									L	M	H
Outside Lighting				N/A	N/A	N/A	N/A	1) The lighting poles are of all metal construction and are placed at equal spacing up the slope and in strategic positions across the site. The poles are in good condition with zinc coating to prevent corrosion. 2) Many of the light fittings use Sodium Lamps for illumination.		Access to the lights for maintenance is difficult due to their design and requires special access equipment. All lights that are using sodium lamps are highly inefficient and often un-reliable.	1)Recommend a review of lighting requirements leading to a programme replacing existing lighting for modern energy efficient LED equivalents.
Lubrication Pump				✓	✓	✓	✓	1) The pump is a single stage high pressure unit providing water for slope lubrication. The pump is generally in good condition. 2) The pump is showing no signs of leakage from either pump connections or from the shaft ceramic shaft seals. 3)The motor is a close coupled unit directly mounted onto the top of the pump casing. The motor is in good condition and is quiet in operation. 3) The pump is controlled by a variable speed drive unit. The unit is in good condition, safely mounted above the pump. 4)Electrical Isolation is compliant with current regulations.		This is a single unit with no back up system, exposing the Club to customer service risks in the event of failure.	1)Install a number of pressure gauges at various points across the system to monitor pump performance. 2)Place the pump into a regular maintenance programme to monitor pump and collate pump performance information. 3) Consider the installation of second pump unit to provide a duty/back-up pump to mitigate against the risk of pump failure.
Dosing Pump				✓	✓	✓	✓	1)The pump is a single stage diaphragm pump with adjustable stroke length to control the dosing amount. The pump is in good condition and mounted safely.		This is a single unit with no back up system, exposing the Club to customer service risks in the event of failure.	1)Place the pump into a regular maintenance programme to monitor pump and collate pump performance information.
Recycled Water Storage Tank Surface				✓	✓	✓	✓	1) The tank is constructed from galvanised metal sheeting, covered with a conical metal lid. The tank is in good condition with no signs of leakage. 2) Flow into the tank is controlled via an electronic level control system.		Failure of any part of this system will prevent the operation of the slope lubrication system, however it is backed up by a second supply from the Mains Water Tank. In the event of additional usage via the Main Water Tank, the problem will be over extraction of ground water - which could lead to a fine from Anglian Water	1)Place the tank into a regular maintenance programme to monitor tank fill performance and prevent over extraction. 2)As part of the maintenance program the tank should be routinely emptied and cleaned out to remove any build up of debris.
Recycled				✓	✓	✓	✓	1)The tank is a plastic tank situated underground		Failure of the tank will prevent the collected water	1)Place the tank into a regular maintenance

Risk Review



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2% - High risk maintenance issues – urgent action needed

19% - Medium risk maintenance issues – actions to address these issues should be planned in as soon as possible

79% - Low risk maintenance issues – should be placed in a maintenance programme to ensure ongoing low risk status

Summary Findings
& Recommendations:
Business Area 1



The Audit identified a variety of importance maintenance tasks that should be undertaken regularly as well as one-off projects and investments needed to mitigate safety and customer service risks :

Key Findings	Reason for action	Recommendations
1. Lift small pulley wheels and support arms need to be changed	Safety & customer service risks	1.Replacement programme to be put in place
2. Electrical drive system needs immediate attention	Safety and Legal/Insurance risks	2. New, updated motor control panel put in place to meet regulations and improve control
3. Safe access to key equipment to undertake maintenance is limited	Safety & maintenance risks	3. Lightweight access platform developed and portable lifting equipment made available

Proposed next steps



- Risks need to be reviewed and prioritised
- Maintenance system developed and implemented to manage risks on an ongoing basis