What are the 4 Key Action Items of Preventative Maintenance?



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1. Maintenance; inspection; detection; work environment.
2. Detection; correction; defective equipment; maintenance.
3. Inspection; detection; correction; prevention.
4. Work environment; inspections; equipment performance; prevention.

ANSWER

Inspection; detection; correction; prevention.

WHY IS IT RIGHT

WHAT IS PREVENTIVE MAINTENANCE?

Preventive maintenance (also called “preventative” maintenance) is a systematic approach to building operations that aims to predict and prevent catastrophic equipment failures before they occur.

it’s better to *prevent* issues than *react* to them. Preventive maintenance reduces the likelihood of unexpected issues by promoting optimal equipment performance.

- Schedule and perform regular inspections of equipment
- Conduct regular cleaning of buildings, grounds and assets
- Lubricate moving parts to reduce wear-and-tear
- Adjust controls for optimal performance and energy efficiency
- Repair and replace any defective equipment parts

THE FOUR KEY ACTION ITEMS OF PREVENTIVE MAINTENANCE?

Preventive maintenance takes a proactive approach towards maintenance and involves four key action items:

1. **Inspection:** Inspections are a necessary part of preventive maintenance and aid organizations in two ways. First, facility inspections ensure that equipment is safe to use. Regular inspections help prevent workplace injuries and provide a business with increased liability protection. Second, regular inspections protect property. Inspections ensure that equipment is functioning as the manufacturer intended.
2. **Detection:** Operating on a run-to-failure approach can end up costing a facility

department significant money, which is why many facility managers choose to utilize a preventive approach to maintenance. Preventive maintenance helps facility managers detect problems early, when issues are still relatively easy and inexpensive to fix.

3. **Correction:** Preventive maintenance encourages facility managers to take a proactive approach towards equipment care and correct issues before they occur.
4. **Prevention:** Facility managers can combine inspection records and maintenance notes to learn from past mistakes and correct repeated issues with equipment. Prevention of asset failure reduces stress and increases productivity for facilities teams.

THE BENEFITS OF PREVENTIVE MAINTENANCE

Facility managers and their teams can use the principles of preventive maintenance to achieve various benefits, including the following:

- Diminish excess depreciation of equipment
- Prevent untimely breakdowns of critical equipment
- Eliminate unnecessary inspections and maintenance tasks
- Save money by extending the useful life of assets
- Prepare for and prevent future issues from occurring

PREVENTIVE MAINTENANCE REDUCE RISK IN MY FACILITY

Facility managers and their teams are responsible for securing these risks and upholding safety in a facility.

Employers must provide welfare facilities and a working environment that’s healthy and safe for everyone in the workplace, including those with disabilities.

You must have:

- **welfare facilities** – the right number of toilets and washbasins, drinking water and having somewhere to rest and eat meals
- **a healthy working environment** – a clean workplace with a reasonable working temperature, good ventilation, suitable lighting and the right amount of space and seating
- **a safe workplace** – well-maintained equipment, with no obstructions in floors and traffic routes, and windows that can be easily opened and cleaned.

WHY IS EVERYTHING ELSE WRONG

The four key action items of preventative maintenance underscore the following: to prevent is to be proactive and not reactive. If you have to react to issues all the time, you are probably losing time, money and putting your workers at risk.

That is why everything else but **Inspections**, **Detection**, **Correction**; and **Prevention** is wrong!!