Condition Monitoring Overview

Version 1.0 | Published: 06 July 2026 | Review date: July 2027

Purpose	Overview of how DEVA Maintenance identifies developing faults before breakdowns occur
Client value	Reduced unplanned downtime, better asset awareness, earlier remedial action and improved reliability
Document type	Service overview
Scope	Mechanical, electrical, pneumatic, hydraulic, services and production equipment checks

1. Purpose

Condition monitoring is a practical way to spot developing faults before they become breakdowns. It does not need to be overcomplicated to add value. Regular observation of asset condition, operating behaviour, wear, heat, vibration, leaks and repeat defects can significantly improve maintenance planning and reduce avoidable downtime.

DEVA Maintenance Services LTD uses condition monitoring as part of wider reliability support, planned maintenance improvement and remedial work planning.

2. What condition monitoring can identify

Area	Typical issues identified
Mechanical condition	Bearing wear, belt and chain wear, misalignment, looseness, vibration, coupling issues, guard damage, lubrication problems.
Electrical / controls	Overheating, poor connections, failing sensors, motor issues, control faults, damaged cables and repeat trips.
Pneumatic systems	Air leaks, pressure loss, slow cylinders, failed valves, poor fittings, water contamination and inefficient air use.
Hydraulic systems	Leaks, contamination, pressure issues, hose condition, cylinder wear, pump noise and temperature concerns.
Utilities / services	Compressed air, water, steam, extraction, lubrication systems, cooling systems and site service reliability concerns.

Area	Typical issues identified
Operational behaviour	Jams, repeat stoppages, poor changeover settings, product build-up, cleaning issues and operator-reported concerns.

3. Typical inspection approach

Stage	Activity	Output
1. Define scope	Agree assets, areas, access windows, known problem equipment and safety requirements.	Visit plan and asset list.
2. Inspect condition	Carry out structured checks based on asset type and known risks.	Observed defects and condition notes.
3. Prioritise findings	Rank defects by safety, downtime, quality, environmental and cost impact.	Priority action list.
4. Recommend actions	Identify quick wins, planned remedial works, spares and PPM improvements.	Remedial plan.
5. Follow up	Review whether actions were completed and whether faults reoccurred.	Reliability improvement feedback.

4. Practical condition checks

- Listen for bearing noise, gearbox noise, air leaks, impacts, rattles and abnormal operation.
- Look for oil leaks, grease loss, coolant leaks, swarf build-up, product contamination and dust build-up.
- Check belt/chain tension, sprocket wear, coupling condition, loose fixings and guarding condition.
- Look for overheating, smells, tripped devices, damaged cables, poor panel condition and sensor damage.
- Review operator feedback for repeat issues, nuisance stops, jams or equipment that is difficult to run.
- Check whether current PPM routines would detect the issue before failure.
- Use findings to create remedial work and improve the maintenance schedule.

5. Deliverables

Deliverable	Purpose
Condition observations	Clear notes on faults, concerns and signs of deterioration.
Priority action list	Safety and downtime risks ranked by urgency.
Photo evidence	Optional evidence to support client review and planning.
Remedial recommendations	Practical repair, adjustment, replacement or further inspection suggestions.
PPM improvements	Recommended new checks or changes to existing maintenance routines.
Spares recommendations	Parts likely to reduce downtime if stocked or planned in advance.

6. Limitations

Condition monitoring observations should be used as practical maintenance evidence, not as a replacement for statutory inspections, OEM requirements, specialist testing or client-specific safety procedures. Where specialist testing is required, DEVA Maintenance can help identify the need and support follow-up planning.

Document owner	Company Director
Approved by	Daryl Gibson, Director
Signature	_____
Date	06 July 2026
Next review	July 2027