

FREE FACILITIES & PROPERTY MECHANICAL ASSET CONDITION TEMPLATE

Mechanical Asset Condition Checklist

Use this 60-point checklist to assess frames and mounts, shafts and bearings, belts and couplings, lubrication, vibration and alignment, hydraulics and pneumatics, pumps and drives, safeguards, maintenance history, condition score, corrective work, monitoring, and repair-versus-replace priorities.

Property / building

Assessment date

Mechanical asset / group

Assessor / maintenance owner

Internal Facilities & Property template. Apply manufacturer instructions, approved mechanical-maintenance procedures, safe-work rules, condition-monitoring methods, specialist testing requirements, lifecycle criteria, service contracts, and local regulatory requirements as controlling references.

1. Assessment scope, mechanical asset register, identification, criticality, duty, ownership, and previous defects

- 1
- Confirm the property, building, plant area, assessment date, mechanical asset group, and condition-assessment scope are clearly identified.
- CRITICAL
- MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

- 2
- Verify each sampled mechanical asset can be matched to the register using asset ID, location, equipment type, make or model where used, and service duty.
- CRITICAL
- MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

- 3
- Confirm asset criticality, redundancy, safety significance, operational impact, and service dependency are current where these classifications are maintained.
- CRITICAL
- MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

- 4
- Record installation age or estimated service age, operating hours or duty cycle where known, environment, and any known capacity or design constraints relevant to condition.
- MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

- 5
- Review previous condition grades, breakdowns, repeat repairs, vibration or temperature issues, leaks, temporary fixes, and unresolved work before assessment.
- CRITICAL
- MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

- 6
- Record property, mechanical asset ID or group, assessment date, assessor, maintenance owner, facilities owner, previous condition grade, and next review date.
- MECHANICAL

FINAL SCORE | Enter

MECHANICAL ACTION | Enter

FACILITIES OWNER | Enter

MANAGEMENT APPROVAL | Enter

Execution tip: Start with the current mechanical asset register and previous condition history so the assessment compares like-for-like evidence over time.

2. Frames, casings, bases, foundations, mounts, supports, fasteners, corrosion, and structural integrity

7 Inspect frames, casings, housings, bases, skids, covers, guards, support structures, and visible equipment bodywork for cracking, damage, or deformation. **CRITICAL** MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

8 Check foundations, plinths, anti-vibration mounts, brackets, anchors, support steel, fasteners, and fixing points for looseness, corrosion, settlement, or movement. **CRITICAL** MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

9 Inspect for rust, pitting, coating breakdown, chemical attack, weathering, impact damage, damaged paint, or other external deterioration. **CRITICAL** MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

10 Check access doors, inspection covers, panels, hatches, gaskets, seals, latches, hinges, and service openings for secure and serviceable condition. **CRITICAL** MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

11 Verify nameplates, rotation arrows, direction-of-flow labels, grease-point markings, warning labels, and asset IDs remain legible where required. MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

12 Escalate severe corrosion, cracked bases, unstable mounts, missing covers, structural distortion, or other physical defects that may affect mechanical integrity. **CRITICAL** MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Mechanical condition begins with support and structure. Loose mounts, cracked bases, corrosion, distortion, or movement can drive alignment and vibration problems...

3. Shafts, bearings, belts, chains, couplings, pulleys, gears, alignment, tension, and mechanical wear

13

Inspect accessible shafts, bearings, belts, chains, couplings, pulleys, sprockets, gears, rollers, linkages, and other rotating or moving components.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

14

Check belts and chains for cracking, fraying, glazing, stretch, slackness, contamination, uneven wear, incorrect tension, or visible misalignment.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

15

Inspect couplings, pulleys, sprockets, keys, set screws, guards, locking elements, and fasteners for looseness, damage, wear, or displacement.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

16

Check shafts and rotating interfaces for excessive play, runout clues, scoring, wear marks, fretting, abnormal movement, or contact with guards or housings.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

17

Review shaft alignment, belt alignment, coupling alignment, soft-foot, or related mechanical checks where these are part of the maintenance or condition-monitoring programme.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

18

Escalate severe mechanical wear, failed belts or chains, loose couplings, excessive shaft movement, or alignment conditions likely to cause progressive failure.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Use multiple clues together: wear, dust, heat, noise, movement, belt condition, coupling condition, and alignment all help reveal developing failure.

4. Lubrication, oil and grease condition, levels, contamination, seals, bearing temperature, and lubricant management

19

Check lubricant type, lubrication points, grease fittings, oil reservoirs, sight glasses, level indicators, drain points, and lubrication labels where applicable.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

20

Verify oil or grease level is within the approved range where visible and the lubricant condition shows no obvious water, debris, discoloration, foaming, or contamination.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

21

Inspect bearing housings, seals, gearboxes, reservoirs, grease lines, and lubrication connections for leakage, dry condition, over-greasing, or damaged fittings.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

22

Review lubrication intervals, last-service date, lubricant-change history, oil analysis, grease route, or condition-based lubrication records where maintained.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

23

Check bearing or gearbox temperature trends, discoloration, burned odor, abnormal heat, or other signs that lubrication or mechanical condition may be degrading.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

24

Escalate lubricant loss, severe contamination, dry bearings, abnormal heat, failed seals, or lubrication conditions that could lead to accelerated wear or seizure.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action

Execution tip: Lubrication condition is a strong reliability indicator. Low level, wrong lubricant, contamination, leakage, overheating, or repeated over-greasing can all shorten asset life.

5. Vibration, noise, temperature, balance, alignment clues, looseness, resonance, and condition-monitoring trends

25

Observe the asset during operation for abnormal vibration, rattling, knocking, grinding, squealing, pulsation, resonance, or other unusual mechanical noise where safe to do so.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

26

Review vibration velocity, acceleration, spectrum, bearing condition, temperature, ultrasound, or other condition-monitoring results where these are part of the programme.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

27

Check for loose fasteners, cracked supports, flexible movement, pipe strain, misalignment clues, soft mounts, imbalance signs, or rubbing that may contribute to vibration.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

28

Compare current vibration or temperature condition with previous readings, baseline values, asset history, and operating load where reliable data is available.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

29

Check whether repeated bearing, coupling, belt, seal, or alignment failures correspond with unresolved vibration or mounting problems.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

30

Escalate severe vibration, rapid trend increase, abnormal temperature, resonance, repeated loosening, or condition-monitoring results suggesting imminent mechanical failure.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Trend vibration, temperature, and noise against prior readings. A single number is less useful than a consistent change over time and its relationship to operating load.

6. Hydraulic and pneumatic systems, cylinders, actuators, hoses, fittings, valves, pressure, leakage, and response

31

Inspect hydraulic and pneumatic pumps, cylinders, actuators, hoses, tubing, fittings, manifolds, valves, regulators, filters, reservoirs, and accumulators included in scope.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

32

Check hoses and flexible lines for abrasion, cracking, swelling, blistering, kinks, damaged reinforcement, poor routing, loose fittings, or contact with hot or moving parts.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

33

Inspect cylinders, rods, seals, fittings, valve blocks, reservoirs, and connections for oil or air leakage, scoring, corrosion, damaged boots, or contamination.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

34

Review approved pressure, flow, cycle time, response, temperature, fluid level, filter condition, or other hydraulic/pneumatic performance indicators where available.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

35

Check for sluggish motion, drift, pressure loss, repeated valve adjustment, unstable actuation, noisy pumps, foaming, or other performance clues indicating deterioration.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

36

Escalate damaged hoses, uncontrolled leakage, pressure instability, failed actuators, contaminated fluid, repeated drift, or hydraulic/pneumatic conditions posing reliability or safety risk.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess both leakage and function. Pressure loss, sluggish movement, hose damage, contaminated fluid, leaking cylinders, or unstable actuation can signal declining system...

7. Pumps, fans, compressors, gearboxes, drives, mechanical interfaces, seals, and process-service condition

37

Inspect pumps, fans, compressors, gearboxes, blowers, mechanical drives, and similar rotating equipment included in the mechanical asset scope.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

38

Check housings, casings, impellers or fan interfaces where visible, bearing supports, gearboxes, couplings, guards, seals, bases, and external fasteners for condition.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

39

Review suction/discharge pressure, flow, temperature, speed, vibration, run hours, load, or other approved operating indicators where relevant to the equipment.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

40

Inspect mechanical seals, packing, gland areas, drain paths, condensate or leakage points, flexible connections, and surrounding surfaces for repeated leakage or staining.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

41

Check for cavitation clues, surging, abnormal fan noise, gearbox whine, compressor cycling, reduced output, overheating, or other signs of mechanical performance decline.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

42

Escalate failed seals, abnormal mechanical noise, reduced output, repeated trips linked to mechanical load, cavitation clues, gearbox distress, or other major service-condition defects.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Assess the mechanical assembly as a system: driver, driven component, coupling, bearings, seals, supports, vibration, operating readings, and the service it must deliver.

8. Guards, emergency controls, interlocks, access, pinch points, moving-part protection, and safe maintenance condition

43

Inspect fixed and movable guards, covers, shields, belt and coupling guards, fan guards, mesh screens, barriers, and other moving-part protection associated with the asset.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

44

Check emergency stops, trip mechanisms, safety switches, interlocks, local isolators, limit devices, braking devices, or shutdown features where included in the approved inspection scope.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

45

Confirm pinch points, rotating parts, hot surfaces, stored mechanical energy, pressurized components, and other mechanical hazards have the intended guarding or warning controls.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

46

Inspect access around the asset for suitable working clearance, safe platforms, steps, ladders, handrails, lighting, housekeeping, and service space.

CRITICAL

MECHANICAL

Good

Repair / monitor

Critical

LIVE PHOTO | Add

Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

47

Verify guards, covers, interlocks, supports, or protective devices disturbed during recent maintenance have been restored correctly and are not intentionally bypassed.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

48

Escalate missing guards, defeated interlocks, unsafe access, exposed rotating parts, uncontrolled stored energy, or other conditions that may require restriction or isolation.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanically functional asset should not be accepted if its safeguards are missing or defeated. Treat protection defects separately from routine condition grading.

9. Maintenance effectiveness, failure history, recurring repairs, spare parts, specialist support, obsolescence, and maintainability

49

Review preventive-maintenance completion, lubrication, alignment, belt or seal replacement, condition monitoring, overhaul intervals, and specialist service history.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

50

Check breakdown frequency, downtime, repeat bearing or seal failure, emergency callouts, temporary repairs, repeated adjustments, and recurring mechanical faults.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

51

Review major repairs, shaft or bearing replacements, gearbox work, pump or fan refurbishment, modifications, upgrades, or engineering changes affecting current condition.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

52

Assess availability of bearings, seals, belts, couplings, gear sets, motors, pumps, specialist tooling, technical support, and other critical mechanical spares where relevant.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

53

Identify obsolete assemblies, unsupported equipment, long-lead components, proprietary parts, repeated cannibalization, or dependence on temporary workarounds.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

54

Escalate chronic mechanical repair dependence, severe parts constraints, worsening reliability, unsupported equipment, or maintainability that creates unacceptable lifecycle risk.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: A mechanical asset can run today and still be in poor condition if it depends on repeated repairs, temporary fixes, obsolete components, or hard-to-source spares.

10. Condition score, repair priority, monitoring, refurbishment or replacement, corrective work, reinspection, and final sign-off

55

Assign the mechanical asset a current condition score using the organization's approved rating scale and record the evidence supporting the result.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...

56

Classify findings by structure or support, rotating components, lubrication, vibration or alignment, hydraulic or pneumatic, seals or leakage, guarding, performance, maintainability, or other approved category.

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...

57

Prioritize findings using safety impact, service criticality, failure likelihood, deterioration rate, recurrence, downtime consequence, repair lead time, and redundancy.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...

58

Create or link corrective maintenance, alignment or balancing, lubrication correction, component replacement, specialist testing, refurbishment, monitoring, or full replacement with named owners and due dates.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...

59

Verify significant corrective work through reinspection, live photos, updated vibration or temperature readings, leak checks, functional tests, or specialist service evidence before closure.

CRITICAL

MECHANICAL

Mechanical item	Condition / result	Owner	Evidence	Action
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...

60

Record final mechanical condition score, critical open defects, operating restrictions, monitoring requirements, repair/refurbishment/replacement priority, next assessment date, assessor, maintenance owner, facilities owner, and management approval.

CRITICAL

MECHANICAL

FINAL SCORE Enter	MECHANICAL ACTION Enter	FACILITIES OWNER Enter	MANAGEMENT APPROVAL Enter
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Execution tip: Finish with a clear mechanical decision. Every significant finding should have a severity, owner, due date, repair or monitoring path, and verification before the condition score...