



## Preventative Maintenance...WHY?



At CMH Industrial Systems, proactive care is key to running your business operations smoothly. That's why we offer a comprehensive **preventative maintenance program (PM)** designed to identify and address potential issues before they become costly. By investing in regular maintenance, you're not only protecting your equipment but also enhancing the overall productivity of your facility.

In this blog we'll explore how our PM warranty works, benefits of adding a PM warranty to your operational equipment, and why you should consider a PM warranty with us to enhance safety and prevent your company from paying more than necessary.

## The Importance of Preventative Maintenance

### **What is a PM Warranty and How Does It Work?**

A Preventative Maintenance Warranty involves CMH Industrial Systems providing regularly scheduled inspections, adjustments, and servicing of your equipment to ensure it's operating at peak performance. This approach is designed to prevent unexpected breakdowns, extend the lifespan of your machinery, and improve safety in the workplace.

You can add on a PM warranty to an already installation, or you can consult a PM warranty plan with our operations management supervisor for your future installation.

Depending on your commercial door or dock equipment, regularly scheduled inspections, adjustments, and servicing may vary. For newer installations, we regularly suggest

quarterly maintenance, where we come in every three months. For doors and dock equipment three years or older, we suggest semi-annual inspections.

During these preventative maintenance inspections, we review the door by applying oil, filters, and test if cables are working correctly. By having a PM warranty in place, you can sustain the longevity of your facilities dock and doors by a long shot.



## **Benefits of Preventative Maintenance**

### ***Maximizing Efficiency and Minimizing Downtime***

When machines are consistently maintained, their components are less likely to experience excessive wear and tear. This can significantly extend the operational life of your equipment, maximizing your return on investment and delaying the need for costly replacements.

#### ***Prevents Delays***

- Unplanned equipment failures can lead to delays and interruptions in your production schedule. With a preventative maintenance warranty, our team ensures that your machines are operating efficiently, reducing the risk of unexpected breakdowns and the costly downtime that comes with them.

#### ***Company Cost Savings***

- Regular maintenance helps you avoid expensive repairs caused by *neglected issues*. Early detection of small problems can prevent them from turning into major, costly repairs down the line, saving your business money.

#### ***Equipment Lifespan Longevity***

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***Enhanced Efficiency***

- With properly maintained equipment, there is less consumption of energy delivering better results. This not only helps lower operational costs but also boosts overall productivity and workflow. Efficiency is necessary for operational functions.


***Peace of Mind in the Workplace***

- Preventative maintenance allows facility administration and employees peace of mind knowing our team of experienced technicians use the latest tools and technology to keep your systems running smoothly.

## **Why Consider a PM Warranty With CMH Industrial**

Scheduling routine inspections will help identify potential issues before they become major problems, keeping both personnel and equipment safe. CMH Industrial Systems works with you to create a customized schedule that fits seamlessly into your operations, minimizing disruptions while ensuring your machinery is always in top condition. We offer this program to prepare for same-day operational fixtures if necessary, to prevent operational deterioration, and to sufficiently improve your dock and doors lifeline.

CMH Industrial Systems looks out for our clientele with this program by preventing significant promptly costs. With a PM warranty already in-place, no additional costs will be needed. Below is a PDF image of our Preventative Maintenance form that we provide for our customers ↓

Equipment Maintenance records Worksheet		Customer Name: _____	
		Location _____	
		Service Date _____	
		Position # _____	_____
		Manufacture Model _____	_____
Clean debris from all units, Lube all applicable parts, test after each inspection		Power (V/Ph) _____	_____
<b>Door Inspection</b>		GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT
Panel Assembly	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Bottom Bar/ Safety Edge	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Track/Covers	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Safeties (Photo-eyes, reversing edge, etc.)	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Springs / Spring Barrel	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Seals	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Rollers	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Electrical components and Activations	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Cabels/ Straps / Belts	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
<b>Loading dock Insection</b>		GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT
Deck and Lip	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Seals	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Hardware	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Welds	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Cylinders/ hoses/fittings	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Sub frame	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Fluids	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Electrical components	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Control Panel	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Bumpers	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
<b>Truck restraints/ Wheel Chocks Inspection</b>		GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT
Concrete/anchors	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Cylinders/ hoses/fittings	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Electrical components	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Lights/signs	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Control Panel	GOOD	BEFORE NEXT SERVICE IMMEDIATE REPAIR/ REPLACEMENT	GOOD
Notes			

Prioritizing preventative maintenance with CMH Industrial Systems not only protects your investments, but also ensures your business runs smoothly and efficiently.

**Contact us today to learn more about how we can help you maximize the benefits of proactive care!**

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