

WHITEPAPER · IBM MAXIMO MANAGE

Why Asset Walkdowns *Are Critical*

to a successful IBM Maximo Manage implementation: what a walkdown captures, how it powers Manage, and what it costs to skip it.

Verify

EVERY IN-SCOPE ASSET, IN THE FIELD

Capture

NAMEPLATE, CONDITION, HIERARCHY

Load

MAXIMO-READY DATA BEFORE GO-LIVE

proven. reliable. trusted.

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IBM
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01 — EXECUTIVE SUMMARY

Maximo Manage is only as good as the data you load

Work orders, preventive maintenance (PM) schedules, spare parts, health scores and predictive models all depend on an accurate record of what equipment exists, where it sits and how it is built.

Most plants do not have that record. Asset lists live in old CMMS exports, spreadsheets, P&IDs and the memories of senior technicians, and they rarely match what is actually on the floor.

An **asset walkdown** closes that gap. Trained field teams physically verify every in-scope asset, capture nameplate and condition data, tag equipment and build a clean location and asset hierarchy before go-live. Strategic Maintenance Solutions (SMS) has delivered this work as part of more than 1,000 EAM projects since 1999.

This paper explains why walkdowns are the foundation of a successful Maximo Manage deployment, what they capture, and what organizations risk when they skip them.

01

Legacy data cannot be trusted

Years of swaps, undocumented changes and retired equipment leave most asset registers far from reality.

02

Verify before you load

A walkdown replaces assumptions with field-verified facts, captured in the structure Manage needs.

03

Fix it once, at the lowest cost

Correcting asset data before go-live costs far less than reworking PMs, job plans and inventory afterward.

02 — THE PROBLEM

Legacy asset data cannot be trusted

Migrating legacy data into Maximo Manage without verifying it moves old problems onto a new platform. These are the gaps SMS sees most often in pre-implementation data.

Ghost assets

Equipment retired or removed years ago that still carries active PMs and costs.

Missing assets

Motors, pumps, valves and instruments installed during projects or emergency repairs but never entered in the system.

Wrong or missing nameplate data

No manufacturer, model, serial number, rating or size, so planners cannot order the right part.

Flat or inconsistent hierarchies

Assets not tied to functional locations or parent systems, which breaks cost roll-ups and downtime reporting.

No naming or classification standard

The same pump called four different things by four different shifts.

Unknown criticality and condition

No basis for deciding which assets deserve PM, condition monitoring or run-to-failure.

Every gap becomes a daily cost after go-live. Technicians search for equipment, PMs are generated for assets that do not exist, wrong parts are pulled from the storeroom, and leadership stops believing the reports. When users lose trust in the data, they stop using the system, and the Maximo investment stalls.

03 — WHAT A WALKDOWN IS

Field-verified facts, not assumptions

A walkdown is a systematic, area-by-area physical survey in which every in-scope asset is located, identified, verified and recorded to an agreed data standard.

SMS walkdown teams combine maintenance experience with Maximo expertise, so data is collected in the structure Manage needs rather than cleaned up afterward. A typical engagement follows five steps.

- 1 Define the data standard**
 Agree on the location hierarchy, naming conventions, asset classifications, attributes per class and criticality criteria before anyone goes into the field.
- 2 Prepare the field package**
 Load existing records, drawings and P&IDs onto mobile devices so teams verify and correct rather than start from zero.
- 3 Walk and capture**
 Physically verify each asset and record nameplate data, location, parent system, condition and photos. Apply durable asset tags or barcodes where required.
- 4 Validate and reconcile**
 Compare field findings against legacy records, flag ghost and missing assets, and review results with plant maintenance and operations staff.
- 5 Load to Maximo Manage**
 Deliver clean, Maximo-ready load files for locations, assets, classifications, specifications and spare-part links.

Data SMS captures for each asset

CATEGORY	TYPICAL DATA POINTS
IDENTITY	Asset number, description, tag or barcode, class and subclass
LOCATION	Site, building, area, functional location, parent system
NAMEPLATE	Manufacturer, model, serial number, rating, size, voltage, HP, RPM
CONDITION	Visual condition rating, observed defects, safety concerns
CRITICALITY INPUTS	Production, safety, environmental and redundancy impact
EVIDENCE	Photos of nameplate, asset in place and surrounding area
SPARES	Bearings, seals, belts, filters and other replaceable components

04 — HOW WALKDOWN DATA POWERS MAXIMO

Every Maximo function reads from asset records

Every major function in Maximo Manage reads from the asset and location records a walkdown produces. Get those records right and the rest of the system works as designed.

MAXIMO CAPABILITY	WHAT IT NEEDS FROM THE WALKDOWN	RESULT WHEN THE DATA IS RIGHT
Locations and asset hierarchy	Verified functional locations and parent-child relationships	Costs, downtime and history roll up to systems, lines and sites
Work management	Correct asset IDs, tags and locations	Technicians find the right equipment the first time
Preventive maintenance	Accurate asset list, classes and nameplate ratings	PMs exist for every real asset and none for ghost assets
Inventory and spare parts	Manufacturer, model and component data	Right parts stocked, with fewer emergency purchases and duplicate items
Classifications and specifications	Consistent class structure and attributes	Search, reporting and like-for-like analysis across sites
Maximo Mobile	Barcodes or tags on assets	Scan-to-identify work execution in the field
Maximo Health	Condition ratings, age and criticality	Credible health and risk scores to prioritize capital
Maximo Monitor and Predict	Clean asset records to map sensors and history to	Condition alerts and predictions tied to the right equipment
Reliability Strategies (RCM)	Asset classes and criticality	Failure modes and strategies applied to the assets that matter

AI amplifies whatever it is given. Maximo Health, Predict and Monitor apply AI to asset data. A predictive model trained on history logged against the wrong asset will produce confident, wrong answers. A walkdown gives the whole Maximo Application Suite a trustworthy foundation, and it is the same foundation SMS uses when deploying wireless vibration sensors and condition monitoring that feed Maximo Monitor.

05 — BUSINESS OUTCOMES

What a walkdown returns, and what skipping it costs

A walkdown is the lowest-cost point at which to fix asset data. Fixing the same errors after go-live means reworking PMs, job plans, inventory links and integrations while the plant already depends on the system.

01

Faster, smoother go-live

Load files are validated before migration, so cutover is not delayed by data cleanup.

02

Higher user adoption

Technicians and planners trust what they see and use Maximo as the single source of truth.

03

Right-sized maintenance

PM programs built on real assets and real criticality reduce missed maintenance and over-maintenance.

04

Lower inventory cost

Accurate nameplate and component data supports standard parts, fewer duplicates and fewer emergency buys.

05

Better capital planning

Condition and criticality data gives a defensible basis for repair-versus-replace decisions.

06

Audit and compliance readiness

A complete, photo-documented asset register supports safety, environmental and regulatory audits.

07 A platform ready for AI. Clean data lets Maximo Health, Monitor and Predict deliver value instead of noise.

WALKDOWN BEFORE GO-LIVE

- Data verified once, in the field
- Validated load files at cutover
- Users trust the system from day one
- Analytics and AI built on facts

SKIP IT AND FIX LATER

- Rework of PMs, job plans and inventory links
- Slow adoption and workarounds
- KPIs leadership does not believe
- A second data-cleanup project

06 — WHY SMS

Field teams who know Maximo

SMS is an IBM Platinum Business Partner founded in 1999 in Gorham, Maine. Our field teams understand plant equipment, and our implementation consultants know exactly how Maximo Manage expects the data to be structured.

25+

YEARS OF EXPERIENCE

1,000+

EAM PROJECTS

F1000

CLIENT BASE

2

CONTINENTS

- **Maximo-native data standards.** Hierarchies, classifications and naming built for Manage from the start.
- **Experienced field teams.** People who can read a nameplate, recognize a mislabeled motor and flag a safety concern.
- **Mobile, photo-documented capture.** Every record is backed by field evidence.
- **One partner from walkdown to go-live.** Data collection, implementation, integration and, when you are ready, condition monitoring and predictive maintenance.

RECOMMENDED NEXT STEP

Start with a pilot asset walkdown

A pilot covers one production area or system. In a few days, it:

- Measures how far your current records are from reality
- Validates the data standard before full-scale capture
- Produces a firm estimate for the full facility

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