MCP SERVER | NO CODE | CLOUD HOSTED

MaintainX MCP

Manage assets, locations, and work orders via chat.

MaintainX connects your AI agent directly into complex enterprise maintenance systems. It lets you manage physical assets, track facility locations, and coordinate work orders using simple natural language commands. Stop navigating multiple portals; get real-time operational status updates instantly.

A+ Quality Score 100/100

work-orders | asset-management | maintenance-tracking | field-operations | inventory-control

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vinkius.com/mcp/maintainx

SCAN TO VIEW

The infrastructure that powers AI agents in the real world.

Vinkius connects AI to the world's software through secure, enterprise-grade infrastructure — enabling real-world execution at scale, built on the Model Context Protocol (MCP).

Your AI Connections Run Through Vinkius Cloud

The world's largest managed MCP catalog

Vinkius is the cloud infrastructure where AI agents connect to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

> *The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.*
>
> — Architecture principle

Four Pillars of the Vinkius Runtime

01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

AES-256	Ed25519	24h TTL	V8 Isolate
Encryption at rest	PKI vault signatures	Ephemeral session keys	Sandboxed execution

One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT

```
https://edge.vinkius.com/{token}/mcp
```

Claude · Cursor · VS Code · Windsurf · Grok · Gemini

Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

01 — Ed25519 PKI Vault

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

02 — V8 Isolate Sandboxing

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

03 — SSRF Guard

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

04 — DLP & PII Redaction

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

05 — Cryptographic Audit Trail

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

06 — Honeytoken Trap System

Phantom credentials are injected into isolated environments. If a honeytoken is used outside Vinkius infrastructure, the server is quarantined instantly.

Emergency Kill Switch

EU AI Act Art. 14(1) Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

01 — Server deactivated

The MCP server is immediately taken offline across the entire cluster.

02 — All tokens revoked

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

03 — WebSocket connections killed

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

Control Plane

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

Agent Activity

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

FinOps

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

Tool Health

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

Firewall & DLP

PII redaction activity, sensitive data protection counters, and security event timeline.

Incident Log

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

> Get started at **cloud.vinkius.com** — connect your AI agent in under 60 seconds.

MaintainX MCP

8 tools available
Cloud-hosted on Vinkius

This MCP gives your agent the keys to managing large facilities and industrial equipment. Instead of logging into a complex portal with dozens of tabs, you talk to your AI client and tell it what needs doing—whether that's checking asset specs or changing a task's priority.

Your agent can list all physical assets on site, pull up detailed reports, and even update the status of an entire work order just from conversation. It also tracks facility locations so you always know where your team members and equipment are situated. If you use Vinkius to manage your connectors, this MCP plugs directly into that ecosystem, giving you one central place to automate your entire maintenance operation.

Core Capabilities

01 — List all physical assets

Retrieves a comprehensive list of every piece of equipment and asset managed by the facility.

02 — Check specific asset details

Pulls up full technical specifications, history, and metadata for any single asset ID.

03 — Create new work orders

Generates a brand new maintenance task or service order based on a title and description.

04 — View specific work order status

Gets the current progress, priority, and details for an existing maintenance job ID.

05 — Update task progress

Changes a work order's status to 'Done' or 'In Progress' without needing to log into the main system.

06 — Locate facilities and teams

Lists all known facility sites, areas, and active team members assigned to maintenance tasks.

One Click on Vinkius — From Prompt to Execution

Available at **vinkius.com/mcp/maintainx** — connect your AI agent in three steps.

01 Subscribe to this MCP and provide your MaintainX API Key (Bearer Token).

02 Connect the service to your preferred AI client via Vinkius.

03 Ask your agent a question in plain language, like 'What's the status of asset XYZ?' or 'List open work orders for section B.' The tool runs the command and sends back the structured data.

The bottom line is you talk to your AI client, and it executes complex backend maintenance commands directly against MaintainX.

Built For

Maintenance Managers who are tired of manually checking status boards; Facility Coordinators who need instant location audits; Operations Developers building internal tools that require structured asset data.

Facility Coordinator

Audits which assets are physically located where, and checks team assignments for maintenance tasks across multiple sites.

Maintenance Manager

Keeps an eye on the entire workload, quickly listing all pending work orders and updating them to 'Done' from a chat window.

Operations Developer

Integrates core maintenance functions—like creating new work orders or retrieving asset history—into custom software without building API wrappers.

What Changes When You Connect

01 Stop manually checking status boards. Use the `update_work_order_status` tool to mark tasks as 'Done' or 'In Progress' directly from your conversation.

02 Get instant visibility into equipment health. You can use `get_asset_details` to pull up complete technical specs and associated work orders without opening the asset portal.

03 Avoid lost data by instantly knowing where things are. The MCP lets you list all facility locations, so you know exactly which site your team is working on.

04 Draft tasks in seconds. Use `create_new_work_order` to generate a full maintenance request with just a title and let the system handle the rest of the setup.

05 Coordinate team efforts quickly. You can list all available team members using `list_team_members` and assignees for specific maintenance jobs on the fly.

Real-World Applications

Auditing a facility after a storm

The coordinator asks their agent, 'List all assets in Section C with open work orders.' The system runs `list_maintenance_assets` and filters the results using `list_maintenance_orders`, giving an immediate list of everything that needs checking.

Closing out a repair job

A technician finishes a repair. Instead of logging in, they tell their agent, 'Update work order 789 to Done.' The MCP runs `update_work_order_status` and confirms the closure instantly.

Onboarding new personnel

The manager asks the agent to list all team members and then assign a specific work order. The agent uses both `list_team_members` and coordinates assignment updates via the MCP.

Investigating equipment failure

A user needs specs on an old boiler. They prompt their agent to 'Show details for asset ABC.' The MCP executes `get_asset_details`, pulling up all necessary technical records immediately.

Patterns to Avoid

Searching the web for manuals

✗ AVOID

The user reads a generic article about boiler maintenance procedures and tries to copy-paste steps into an email, hoping it's accurate.

✓ INSTEAD

Use this MCP to run `get_asset_details` on the specific asset ID. This pulls proprietary data directly from MaintainX, ensuring you use the correct manufacturer specs.

Manual status updates

✗ AVOID

The team lead has to physically walk to a kiosk and click through three different screens just to mark a job as complete.

✓ INSTEAD

Tell your agent to run `update_work_order_status` with the order ID. It changes the state in seconds, regardless of where you are.

Guessing asset IDs

✗ AVOID

A developer tries to manually enter a complex asset code into a custom script and gets an error because they missed one character.

✓ INSTEAD

First, use `list_maintenance_assets` or `list_facility_locations` to confirm the exact name or ID. Then, use that confirmed data when calling `get_asset_details`.

The Right Fit

Use this MCP if your primary operational pain point involves accessing structured, transactional enterprise data—think assets, inventory counts, status changes, and user lists. If you need to know 'What is the current state of asset X?' or 'Who owns task Y?', this tool solves it. Don't use this if your goal is general knowledge research (use a search-type MCP) or if you just want to generate creative writing; it's purely for operations management. If your need involves connecting data from multiple, different types of sources (e.g., MaintainX plus HR system), you might need an orchestration layer that calls several tools, but this single MCP covers the core operational backbone.

The headache of switching between maintenance portals and spreadsheets.

Right now, managing a large site means bouncing between three or four different systems. You open the asset management portal to check specs, then switch over to the work order tracker to see if it's active, and finally jump into an inventory spreadsheet just to confirm parts availability. It’s clicks, copy-pasting, and cross-referencing data that eats up half a day.

With this MCP, you talk to your agent instead of clicking through tabs. You can ask one question—like 'Give me all open orders for Boiler Unit 3'—and the system runs the necessary checks across the entire backend, giving you the complete answer immediately.

MaintainX MCP: Getting real-time operational status via conversation.

The hours spent manually running reports and exporting CSVs are gone. You don't have to pull a list of assets, copy the IDs, paste them into another system, and then wait for an update. The MCP does the entire lookup in one command.

It moves maintenance management from a series of manual steps into a single conversational prompt. Your agent gives you actionable intelligence immediately.

MaintainX MCP: 8 Tools for Operations Management

Use these tools to create, retrieve, and modify all core data within your MaintainX environment using conversational prompts.

#	TOOL	DESCRIPTION
01	`list_maintenance_assets`	Retrieves a list of all physical assets and equipment managed by the organization.
02	`create_new_work_order`	Creates a new maintenance work order, requiring only a title to initiate the task.
03	`get_asset_details`	Fetches specific metadata and details for one identified asset.
04	`get_work_order_details`	Retrieves full information, including history and priority, for a single work order ID.
05	`list_facility_locations`	Lists all physical sites or areas monitored by the maintenance system.
06	`update_work_order_status`	Changes a work order's status to 'Done' or 'In Progress' using its unique identifier.
07	`list_team_members`	Lists all authorized users and team members within the MaintainX account.
08	`list_maintenance_orders`	Retrieves a filtered or complete list of open work orders using optional parameters for narrowing down results.

See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

U List all open work orders in MaintainX.

I've retrieved your open work orders. You have 5 tasks pending, including 'HVAC Repair (ID: 123)', 'Monthly Safety Check', and 'Generator Maintenance'.

U Update the status of work order ID '123' to 'DONE'.

Successfully updated work order 123. The status has been set to 'DONE' in your MaintainX workspace.

U Show details for the asset with ID 'asset-abc'.

I've fetched the details for asset-abc. It is a 'Main Boiler' located in 'Section A'. Current status is 'Active' and it has 2 associated open work orders.

Frequently Asked Questions

01 **How do I use the MaintainX MCP to check asset details?**

To get specs, simply ask your agent for 'details on asset XYZ.' The MCP runs `get_asset_details` and pulls up the full technical history directly from MaintainX.

02 **Can I use the MaintainX MCP to update a work order status?**

Yes. You can tell your agent to 'Mark work order 456 as Done.' The MCP executes `update_work_order_status`, changing the record instantly in your workspace.

03 **Does the MaintainX MCP list all users?**

It uses the `list_team_members` tool to pull a current roster of every authorized user and team member in the account.

04 **What if I need to create multiple work orders using the MaintainX MCP?**

You can prompt your agent to 'Create three new work orders: HVAC check, boiler inspection, and pump replacement.' The MCP uses `create_new_work_order` for each request.

05 **Is the MaintainX MCP better than just looking at the web dashboard?**

Yes. While the dashboard is visual, this MCP brings the data to you using natural language. It's faster and allows your agent to execute complex logic (like filtering multiple open orders) in one step.

Go Live in 60 Seconds

Get your connection token from **cloud.vinkius.com**, then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

```
https://edge.vinkius.com/[TOKEN]/mcp
```

CLIENT	WHERE TO CONFIGURE
Claude AI	Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint
Cursor	Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint
VS Code	Ctrl/Cmd+Shift+P → "MCP: Add Server" → add `"maintainx": { "url": "…" }`
Windsurf	MCP Settings → `mcp_settings.json` → Add endpoint URL
ChatGPT	Settings → Tools & plugins → Add MCP server → Paste endpoint
Gemini	Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

- Ask ChatGPT
- Ask Claude
- Ask Perplexity
- Ask Gemini
- Ask Grok

READY TO CONNECT

MaintainX is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and start building. No SDK. No deployment. Just results.

Start at cloud.vinkius.com →

vinkius.com · support@vinkius.com

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