

Audit Report for Audit ID - AU0080-3

Engineering Audit Report

Audit Score

84/100

Details

Audit	AU0080
Scheduled Audit	AU0080-3
Location	Visakhapatnam
Hotel	GreenPark Hotel- GPV
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-12-2018
End Date	31-12-2018
Submitted Date	31-12-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	64
Chronic Issues	30

Comparison

GREENPARK HOTEL- GPV ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Jul 2018	Dec 2018	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED	SCORE OBTAINED		
1	Annual Maintenance Contracts	81	85	4	4.94%
2	Monthly information system log books and History records	83	94	11	13.25%
3	Heat Light R&M Expenditure	92	82	-10	-10.87%
4	Ken Fixit Rooms	80	70	-10	-12.5%
5	CAPEX & Rennovations	90	88	-2	-2.22%
6	Preventive Maintenance	78	86	8	10.26%
7	Performance of Machinaries Efficiency with Safeties	77	86	9	11.69%
Audit Score		● 83	● 84	1	1.2%

	80-100 = Green	Good / Excellent
	61-79 = Yellow	Average
	60 below is Red	Poor / Fair

Non-Compliance

Section: Annual Maintenance Contracts

Subsection: AMC

1: STP, WTP, HNS & Water Purifiers **NC**

Rating: 6

Attachments :

QUE3_IMG_20181219_154421.jpg

Observation Text :

Stp SERVICE reports PH ,PPM AND TDS not mentioning everyday.

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

1: Power Consumption Units Review **NC**

Rating: 7

Observation Text :

budget/Actual units- $975159/1021750 = + 46591$ units excess.Due to additional loads.

2: Overall R&M Expenditure **NC**

Rating: 7

Observation Text :

Budget inn lacs- $25.83/27.70 = + 1.87$ lacs excess

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

1: No of Rooms Done During the period **NC**

Rating: 7

Observation Text :

For 6 months period need target is 55 rooms but actual 34 rooms. kenfix it to be improved

Section: Preventive Maintenance

Subsection: AC Chillers, AHUs, FCUs, Cooling Towers & VFDs

1: FCU's filter condition. **NC**

Rating: 7

Observation Text :

FCU's filters not available in some of the rooms 601;610;422;436. available rooms FCU filters in good condition.

Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

1: Exhaust motor and blower noise **NC**

Rating: 7

Observation Text :

600kg boiler exhaust. blower noisy

2: All valves leakages. **NC**

Rating: 7

Observation Text :

400 kg steam boiler valves all are getting leakage

Section: Preventive Maintenance

Subsection: Transformers & Panel Boards with Test Reports

1: Oil leakages. **NC**

Rating: 6

Attachments :

QUE100_IMG_20181221_103518.jpg

Observation Text :

Transformer oil leakage

2: Oil level. **NC**

Rating: 6

Attachments :

QUE102_IMG_20181221_102821.jpg

Observation Text :

450 kva transformer having less oil level in conservator tank

Section: Preventive Maintenance

Subsection: Fire Alarm & Fire Fighting System

1: Smoke detectors cleaning schedule. **NC**

Rating: 7

Observation Text :

SDs cleaning schedule not available

Section: Preventive Maintenance

Subsection: Laundry Equipment

1: Any water leakages at the equipment **NC**

Rating: 7

Observation Text :

steam line leakages is there need to be replace the piping

Section: Preventive Maintenance

Subsection: Guest Rooms & Ken Fixit Rooms

1: Overall FCU checking **NC**

Rating: 6

Attachments :

QUE129_IMG_20181220_112309.jpg

QUE129_IMG_20181220_113406.jpg

QUE129_IMG_20181220_113613.jpg
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 QUE129_IMG_20181220_121357.jpg
 QUE129_IMG_20181220_121635.jpg
 QUE129_IMG_20181220_121716.jpg

Observation Text :

601-fcu no filter and 515- living room FCU NO filter and drain line problem and both bedroom and living room chilled water line sweating,fuc grill need to be alignment.422- FCU drain need to be fix,434- drain and chill water line problem.all above rooms FCU grill need to be aligned.

2: Trap door cleaning. **NC**

Rating: 6

Attachments :

QUE130_IMG_20181220_102647.jpg
 QUE130_IMG_20181220_102928.jpg

Observation Text :

610 - trap door area water seepage due to drain point not connected properly and trap door cleaning to be done

3: Bathroom checking. **NC**

Rating: 6

Attachments :

QUE131_IMG_20181220_112205.jpg
 QUE131_IMG_20181220_120321.jpg
 QUE131_IMG_20181220_122230.jpg

Observation Text :

601 switch board to be fix- 401- shower head water flow problem need to be clean,434- wash basin cracks,301- shower cleaning to be done.

4: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE132_IMG_20181220_103052.jpg
 QUE132_IMG_20181220_103122.jpg
 QUE132_IMG_20181220_121114.jpg
 QUE132_IMG_20181220_121137.jpg

Observation Text :

610- lot of cracks and water seepage marks to be rectify.436- Room pop sheet and corners cracks

5: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE133_IMG_20181220_112500.jpg

QUE133_IMG_20181220_120615.jpg

Observation Text :

601- wall cracks,436- ceiling cracks

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Chillers, Chiller Pumps & Cooling Towers1: Condenser Approach / Evaporator Approach Temperatures **NC**

Rating: 6

Attachments :

QUE167_IMG_20181220_122923.jpg

QUE167_IMG_20181220_123054.jpg

QUE167_IMG_20181220_130127.jpg

Observation Text :

kirloskar- condensor approach is 4.8 and evaporator approach 10.3. Trane -

Condensor approach - 11.7 at 75%load and Evaporator approach is 1.5 descaling to be done

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Boilers Hot Water & Steam Boiler1: Physical Condition / Observations **NC**

Rating: 7

Observation Text :

400kg steam boiler steam out pipe area leakage

2: Feed water pump Leakage and belt condition **NC**

Rating: 6

Attachments :

QUE177_IMG_20181220_130840.jpg

QUE177_IMG_20181220_131015.jpg

Observation Text :

600 kg steam boiler pump leakage and Feed pump noisy.

3: Steam Valves condition-If any leakage **NC**

Rating: 6

Attachments :

QUE181_IMG_20181220_131701.jpg

QUE181_IMG_20181220_131819.jpg

Observation Text :

400kg steam boiler steam valves leakages, feed pump hose pipe leak and economiser leakage.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Hydro Pneumatic System & STP

- 1: STP water quality **NC**

Rating: 7

Observation Text :

55ppm is maintaining and smell coming.to be improved.

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Elevators

- 1: Annual safety reports. **NC**

Rating: 6

Observation Text :

safety report not available.

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Air Handling Units & Ventilation System

- 1: Exhaust blowers V belts Safety grill **NC**

Rating: 6

Attachments :

QUE241_IMG_20181219_133424.jpg

Observation Text :

MEKONG exhaust duct safety grill not available

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Transformers, Switchgear & Panels

- 1: Oil leakages. **NC**

Rating: 6

Attachments :

QUE243_IMG_20181221_103632.jpg

Observation Text :

transformer 450 kva oil leakage

- 2: OIL Level. **NC**

Rating: 6

Observation Text :

oil level to refill. less

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Generators

- 1: B- check durations. **NC**

Rating: 7

Attachments :

QUE258_IMG_20181219_152307.jpg

Observation Text :

GMMCO GENERATOR last B- check done in feb-18 again it has to be done in the month of sep-18 (6 months duration) but still it is not yet done . Running hours reached to 185 hours.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Laundry Equipment

- 1: Steam leakages **NC**
Rating: 6

Observation Text :
steam leaks to be rectified.

- 2: Steam Driers safety -door limit switch **NC**
Rating: 6

Observation Text :
limit switch not working

- 3: Washing machine Door safety **NC**
Rating: 6

Observation Text :
door safety not working

- 4: Hydro extractor safety switch. **NC**
Rating: 6

Observation Text :
door limit switch not working

- 5: Heat recovery system. **NC**
Rating: 6

Attachments :
QUE287_IMG_20181221_113942.jpg
QUE287_IMG_20181221_114006.jpg

Observation Text :
line damage

- 6: Running steam lines condition / insulation. **NC**
Rating: 6

Observation Text :
steam piping insulation to get repair

Chronic

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

1: Power Consumption Units Review **NC**

Rating: 7

Observation Text :

budget/Actual units- 975159/1021750= + 46591 units excess.Due to additional loads.

Section: Preventive Maintenance

Subsection: AC Chillers, AHUs, FCUs, Cooling Towers & VFDs

1: FCU's filter condition. **NC**

Rating: 7

Observation Text :

FCU's filters not available in some of the rooms 601;610;422;436. available rooms FCU filters in good condition.

Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

1: Exhaust motor and blower noise **NC**

Rating: 7

Observation Text :

600kg boiler exhaust. blower noisy

Section: Preventive Maintenance

Subsection: Fire Alarm & Fire Fighting System

1: Smoke detectors cleaning schedule. **NC**

Rating: 7

Observation Text :

SDs cleaning schedule not available

Section: Preventive Maintenance

Subsection: Guest Rooms & Ken Fixit Rooms

1: Overall FCU checking **NC**

Rating: 6

Attachments :

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2: Trap door cleaning. **NC**

Rating: 6

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QUE130_IMG_20181220_102647.jpg
 QUE130_IMG_20181220_102928.jpg

Observation Text :

610 - trap door area water seepage due to drain point not connected properly and trap door cleaning to be done

3: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE132_IMG_20181220_103052.jpg
 QUE132_IMG_20181220_103122.jpg
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 QUE132_IMG_20181220_121137.jpg

Observation Text :

610- lot of cracks and water seepage marks to be rectify.436- Room pop sheet and corners cracks

4: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE133_IMG_20181220_112500.jpg
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Observation Text :

601- wall cracks,436- ceiling cracks

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Chillers, Chiller Pumps & Cooling Towers

1: Condenser Approach / Evaporator Approach Temperatures **NC**

Rating: 6

Attachments :

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QUE167_IMG_20181220_130127.jpg

Observation Text :

kirloskar- condensor approach is 4.8 and evaporator approach 10.3. Trane -
Condensor approach - 11.7 at 75%load and Evaporator approach is 1.5
descaling to be done

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Boilers Hot Water & Steam Boiler

1: Physical Condition / Observations **NC**

Rating: 7

Observation Text :

400kg steam boiler steam out pipe area leakage

2: Feed water pump Leakage and belt condition **NC**

Rating: 6

Attachments :

QUE177_IMG_20181220_130840.jpg

QUE177_IMG_20181220_131015.jpg

Observation Text :

600 kg steam boiler pump leakage and Feed pump noisy.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Elevators

1: Annual safety reports. **NC**

Rating: 6

Observation Text :

safety report not available.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Laundry Equipment

1: Hydro extractor safety switch. **NC**

Rating: 6

Observation Text :

door limit switch not working

2: Heat recovery system. **NC**

Rating: 6

Attachments :

QUE287_IMG_20181221_113942.jpg

QUE287_IMG_20181221_114006.jpg

Observation Text :

line damage

3: Running steam lines condition / insulation. **NC**

Rating: 6

Observation Text :
steam piping insulation to get repair

Audit Questionnaire

Section: Annual Maintenance Contracts

Subsection: AMC

1: A/c Plant - Low Side, High Side with VFD's

Rating: 9

Observation Text :

all service reports are available

2: Generators

Rating: 9

Observation Text :

all report available

3: STP, WTP, HNS & Water Purifiers **NC**

Rating: 6

Attachments :

QUE3_IMG_20181219_154421.jpg

Observation Text :

Stp SERVICE reports PH ,PPM AND TDS not mentioning everyday.

4: Elevators

Rating: 9

Observation Text :

all reports are available

5: Fire Alarm System ☒ Not Applicable

6: Cold Rooms

Rating: 9

Observation Text :

all reports are available

7: Inverters and UPS ☒ Not Applicable

8: Kitchen Equipments ☒ Not Applicable

9: Boilers

Rating: 9

Observation Text :

Boiler AMC renewal was done after 5 months (I.e. 01.11.18) so servicing will be start from Dec-18.

10: Vacuum Cleaners & Weighing Machines. ☒ Not Applicable

Section: Monthly information system log books and History records**Subsection:** MIS and Log books

1: MIS

Rating: 9

Observation Text :

only soft copy is available

2: All the Equipment Log Books

Rating: 9

3: History Cards For All the Equipments

Rating: 9

4: History Log Book

Rating: 9

5: CE Log book and Daily Report

Rating: 9

6: Room Maintenance Log Sheets / Books

Rating: 9

7: KEN FIXIT Room Log Sheets / Books

Rating: 9

8: Public Areas (Toilets) Log Book

Rating: 9

9: Gas Bank Maintenance and Log Book

Rating: 9

10: Water and other Test Reports

Rating: 9

11: Energy Meter's Reading.

Rating: 9

12: APSEB Meter Reading.



Yes

13: APSEB Meter Reading. ☒ Not Applicable

14: DG Log Book - 1&2

Rating: 9

Attachments :

QUE24_IMG_20181220_163133.jpg

Observation Text :

log book maintaining but diesel consumption is blindly calculated with units*2.9. need

to provide measuring scale for the BOTH DG tanks

15: Daily Energy Marshelling

☒ Yes

16: PM Laundry Equipments ☒ Not Applicable

17: WTP Log Book

☒ Yes

18: Steam Boiler Log Book

Rating: 8

Observation Text :

every 2hours reading not taking

19: Hot Water Boiler Log Book

☒ Yes

20: RO Plant Log book ☒ Not Applicable

21: Hot Water Temp Log Book

☒ Yes

22: Drip System log book ☒ Not Applicable

23: Heat Pump log book ☒ Not Applicable

24: AC Plant log Book

Rating: 9

25: FCU's & AHU'S Maintenance Log Book

☒ Yes

26: Cold Storage Log Book

Rating: 9

27: Kitchen Equipments Daily Check Book

Rating: 9

28: AHU Temp. Monitoring Log Sheets

☒ Yes

29: Rooms FCUs & Shower Heads Cleaning

☒ Yes

30: STP Log Book

☒ Yes

31: Pool Log Book

Rating: 9

32: Complaint Register

Rating: 10

33: Shift Log Book

☒ Yes

34: Room Daily PM Log Book

☒ Yes

35: PM Plant & Equipments

Rating: 9

36: FCU Filtrrs

☒ Yes

37: FCU Coil Chemical Servicing

☒ Yes

38: Fire Diesel Engine Check

Rating: 9

39: Fire Diesel Engine Check ☒ Not Applicable

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

1: Power Consumption Units Review **NC**

Rating: 7

Observation Text :

budget/Actual units- $975159/1021750 = + 46591$ units excess.Due to additional loads.

2: Genset Diesel Consumption Analysis

Rating: 9

Observation Text :

HSD in ltrs- $3727/4425 = - 698$ litres decreased

3: Boilers Diesel Consumption Analysis

Rating: 9

Observation Text :

HSD in ltrs- $5050/4940 = -110$ litres decrease

4: Water Consumption

Rating: 9

Observation Text :

KL Budget/ Actual - $6666/1473 = -5193$ decrease,only GVMC water considered

5: Overall R&M Expenditure **NC**

Rating: 7

Observation Text :

Budget inn lacs- 25.83/27.70= + 1.87 lacs excess

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

- 1: No of Rooms Done During the period **NC**

Rating: 7

Observation Text :

For 6 months period need target is 55 rooms but actual 34 rooms. kenfix it to be improved

Section: CAPEX & Rennovations

Subsection: CAPEX & Rennovations

- 1: Room upgradation / Renovation

Rating: 8

Observation Text :

GYM ROOM Conversion to guest room still pending.since 4 months. Guest rooms 6amps sockets removing and replacing with the 16 multi sockets work done.

- 2: Public Areas Upgradation

Rating: 9

Observation Text :

CC Flooring at the entrance of meadows and Driver toilet at parking area both works under progress

- 3: Building upgradation

Rating: 9

Observation Text :

Building exterior cracks filling and plastering and painting work under progress

- 4: Equipments Upgradation

Rating: 9

Observation Text :

Ahu's Replacement done for Tulips and lobby and only ah u coils changed for R&G and mustang bar. work has been done and waiting for chancery ah u coil to replace.

- 5: Back Areas Renovation ☒ Not Applicable

Section: Preventive Maintenance

Subsection: AC Chillers, AHUs, FCUs, Cooling Towers & VFDs

- 1: Internal preventive maintenance schedule.

Rating: 9

- 2: History cards updation & placing at equipment.

Rating: 9

3: AHU's filter condition.

Rating: 9

4: FCU's filter condition. **NC**

Rating: 7

Observation Text :

FCU's filters not available in some of the rooms 601;610;422;436. available rooms

FCU filters in good condition.

5: AHU's coil, base and physical condition.

Rating: 9

6: Pumps leakages.

Rating: 9

7: Pumps base conditions.

Rating: 9

8: Rusting and painting conditions of chillers, pumps, and cooling towers.

Rating: 9

9: Pumps electrical terminals.

Rating: 9

10: Pumps starter panels over all condition.

Rating: 9

11: Pumps loads/current.

Rating: 9

12: VFD's working status. ☒ Not Applicable

13: VFD's auto/ manual.

Rating: 9

Observation Text :

Only for chiller plant VFD is available and working in good condition.

14: Cooling towers fills, scale and tub cleaning condition.

Rating: 9

15: Cooling tower gear box noise level.

Rating: 9

16: Gear box oil levels. ☒ Not Applicable

17: Chiller plants load vs current parameters.

Rating: 9

18: Chiller plants condensor and evaporator water pressure guages.

Rating: 9

- 19: Chiller plant main incoming breaker and contactors electrical terminals condition.

Rating: 9

- 20: Over all pm carrying out procedures.

Rating: 9

Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

- 1: Internal preventive maintenance schedule.

Rating: 9

- 2: History cards updation & placing at equipment.

Rating: 9

- 3: Boilers feed water pump oil/ water leakages.

Rating: 9

Observation Text :

No leakages

- 4: Boilers electrical panel and terminals condition.

Rating: 9

- 5: Exhaust motor and blower noise **NC**

Rating: 7

Observation Text :

600kg boiler exhaust. blower noisy

- 6: All valves leakages. **NC**

Rating: 7

Observation Text :

400 kg steam boiler valves all are getting leakage

- 7: Diesel hose pipes condition and quality.

Rating: 9

- 8: Diesel pump leakages.

Rating: 9

- 9: Hot water mixing tanks & plate heat exchanger

Rating: 9

Section: Preventive Maintenance

Subsection: Pumps & Hydro Pneumatic System

- 1: Hydro pneumatic system lines pressure gauges

Rating: 9

- 2: Hydro pneumatic system digital display & auto system.

Rating: 9

- 3: Hydro pneumatic system electrical panel and connections / terminals condition.

Rating: 9

Section: Preventive Maintenance

Subsection: Elevators

- 1: ARD System ☒ Not Applicable

- 2: Emergency Alarm

Rating: 8

Observation Text :

guest elevator phone working but noisy is coming

- 3: Door Sensor

Rating: 9

- 4: Car any abnormal noisy

Rating: 8

- 5: All elevators Electrical DB status

Rating: 9

- 6: Machine Room Status

Rating: 9

Section: Preventive Maintenance

Subsection: Transformers & Panel Boards with Test Reports

- 1: Physical observations.

Rating: 9

Observation Text :

No points found

- 2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE100_IMG_20181221_103518.jpg

Observation Text :

Transformer oil leakage

- 3: Silica gel.

Rating: 9

- 4: Oil level. **NC**

Rating: 6

Attachments :

QUE102_IMG_20181221_102821.jpg

Observation Text :

450 kva transformer having less oil level in conservator tank

5: Winding temperature ☒ Not Applicable

6: Oil temperature

Rating: 8

Observation Text :

45 degrees

7: CTPT any oil leakages.

Rating: 9

Section: Preventive Maintenance

Subsection: Generators

1: Physical observations.

Rating: 9

2: A- check reports.

Rating: 9

3: Engine oil level.

Rating: 9

4: Battery voltages & distill water etc.

Rating: 9

5: Digital meters.

Rating: 9

6: Coolant water level or related cooling tower status.

Rating: 9

7: Diesel tank and line status.

Rating: 9

Section: Preventive Maintenance

Subsection: Fire Alarm & Fire Fighting System

1: Panel lock and key system

Rating: 9

2: Alarms recording log books.

Rating: 9

3: Smoke detectors cleaning schedule. **NC**

Rating: 7

Observation Text :

SDs cleaning schedule not available

4: Smoke detectors indications.

Rating: 9

5: Fire D.G trial runs

Rating: 9

6: Fire D.G battery voltages.

Rating: 9

7: Booster and jockey pumps auto manual.

Rating: 9

8: Physical Obsevatons ☒ Not Applicable

Section: Preventive Maintenance

Subsection: Laundry Equipment

1: All Lint box cleaning.

Rating: 9

2: Any water leakages at the equipment **NC**

Rating: 7

Observation Text :

steam line leakages is there need to be replace the piping

3: Steam temperature of Dryers.

Rating: 8

4: Dryer and washing machine V belts

Rating: 9

5: Calendar machine v belts. ☒ Not Applicable

6: All equipment oiling and greasing condition

Rating: 9

7: Heat recovery system

Rating: 8

Attachments :

QUE127_IMG_20181221_113219.jpg

QUE127_IMG_20181221_113233.jpg

Section: Preventive Maintenance

Subsection: Guest Rooms & Ken Fixit Rooms

1: All lights working Status

Rating: 9

2: Overall FCU checking **NC**

Rating: 6

Attachments :

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601-fcu no filter and 515- living room FCU NO filter and drain line problem and both bedroom and living room chilled water line sweating,fuc grill need to be alignment.422- FCU drain need to be fix,434- drain and chill water line problem.all above rooms FCU grill need to be aligned.

3: Trap door cleaning. **NC**

Rating: 6

Attachments :

QUE130_IMG_20181220_102647.jpg
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Observation Text :

610 - trap door area water seepage due to drain point not connected properly and trap door cleaning to be done

4: Bathroom checking. **NC**

Rating: 6

Attachments :

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Observation Text :

601 switch board to be fix- 401- shower head water flow problem need to be clean,434- wash basin cracks,301- shower cleaning to be done.

5: Painting and Polishing. **NC**

Rating: 7

Attachments :

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Observation Text :

610- lot of cracks and water seepage marks to be rectify.436- Room pop sheet and corners cracks

6: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE133_IMG_20181220_112500.jpg

QUE133_IMG_20181220_120615.jpg

Observation Text :

601- wall cracks,436- ceiling cracks

7: Wardrobe door noisy.

Rating: 9

Observation Text :

No noisy

8: Key tag working status.

Rating: 9

Observation Text :

Good

9: DND and HK working status. ☒ Not Applicable

10: Guest rooms PM Monthly targets

Rating: 9

Section: Preventive Maintenance

Subsection: Shower Heads, Public Area Toilets

1: Check list.

Rating: 9

Attachments :

QUE138_IMG_20181220_192315.jpg

QUE138_IMG_20181220_192337.jpg

2: Achieving of monthly targets.

Rating: 9

3: Physical condition of shower head

Rating: 8

Observation Text :

Some rooms shower heads water pressure not coming

Section: Preventive Maintenance

Subsection: Earth Pits and Leakage Currents

1: Earth Pit Numbering

Rating: 9

2: Earth Pit value checking Status or check list

Rating: 9

Observation Text :

EXTERNAL CHECKING DONE LAST YEAR AUGUST

3: All earth Pit Nut & Bolt Status

Rating: 8

Observation Text :

some of the earth pits but bolts got rusted need to be changed

4: Earth Pit covering

Rating: 9

Section: Preventive Maintenance**Subsection:** Heat Pumps1: Thermostats display ☒ Not Applicable2: After reaching set point cut off status. ☒ Not Applicable3: Evaporator Coil cleaning. ☒ Not Applicable4: Compressor electrical terminals. ☒ Not Applicable5: Main electrical panel ☒ Not Applicable**Section:** Preventive Maintenance**Subsection:** Cold Rooms

1: Thermostats display

Rating: 9

2: After reaching set point cut off status.

Rating: 9

3: Evaporator Coil cleaning / Defrosting / ice formation.

Rating: 9

4: Compressor electrical terminals.

Rating: 9

5: Condenser coil cleaning.

Rating: 9

6: Main electrical panel.

Rating: 9

7: Physical observations if any. ☒ Not Applicable

Section: Preventive Maintenance

Subsection: All Kitchen Equipments

1: Internal preventive maintenance schedule.

Rating: 9

2: History cards updation & placing at equipment.

Rating: 9

3: Physical observations. ☒ Not Applicable

4: Main panels and breakers

Rating: 9

5: All equipment earthing and other safeties observations.

Rating: 9

6: Sockets and switches condition

Rating: 9

Section: Performance of Machineries Efficiency with Safeties

Subsection: Chillers, Chiller Pumps & Cooling Towers

1: Chiller plants Physical condition.

Rating: 9

2: Chiller Refrigerant operating pressure.

Rating: 9

Attachments :

QUE164_IMG_20181220_123240.jpg

QUE164_IMG_20181220_125905.jpg

3: Chiller Refrigerant pressure relief valve condition.

Rating: 9

4: Chiller Crank case heater / Oil separator heaters condition

Rating: 9

5: Condenser Approach / Evaporator Approach Temperatures **NC**

Rating: 6

Attachments :

QUE167_IMG_20181220_122923.jpg

QUE167_IMG_20181220_123054.jpg

QUE167_IMG_20181220_130127.jpg

Observation Text :

kirloskar- condensor approach is 4.8 and evaporator approach 10.3. Trane -

Condensor approach - 11.7 at 75%load and Evaporator approach is 1.5 descaling to be done

- 6: Condenser/ Primary Pump Status
Rating: 10
- 7: Cooling towers sump and fills condition
Rating: 9
- 8: Cooling tower make up water quality and water standards
Rating: 9
- 9: Cooling tower makeup water float system.
Rating: 9
- 10: Cooling tower fan safety grill
Rating: 9
- 11: Chilled water air relief valves
Rating: 9
- 12: Chilled water lines insulation condition.
Rating: 8
- 13: Feed Water Quality and standards
Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Boilers Hot Water & Steam Boiler

- 1: Physical Condition / Observations **NC**
Rating: 7

Observation Text :
400kg steam boiler steam out pipe area leakage
- 2: Feed water pump Leakage and belt condition **NC**
Rating: 6
Attachments :
QUE177_IMG_20181220_130840.jpg
QUE177_IMG_20181220_131015.jpg

Observation Text :
600 kg steam boiler pump leakage and Feed pump noisy.
- 3: Fuel Pump condition
Rating: 9
- 4: Steam Blowdown time as per limit
Rating: 8
- 5: Steam High pressure safety valve
Rating: 9

6: Steam Valves condition-If any leakage **NC**

Rating: 6

Attachments :

QUE181_IMG_20181220_131701.jpg

QUE181_IMG_20181220_131819.jpg

Observation Text :

400kg steam boiler steam valves leakages, feed pump hose pipe leak and economiser leakage.

7: Steam High Pressure cut off

Rating: 9

8: Steam High temperature tripping

Rating: 9

9: Feed water low level tripping

Rating: 9

10: Photo cell condition

Rating: 9

11: Operating parameters

Rating: 9

Observation Text :

steam temperature maintaining 154 degrees

12: Exhaust blower condition and Smoke color

Rating: 9

Observation Text :

600 kg steam boiler exhaust blower noisy coming

13: All pressure gauges functioning

Rating: 9

Attachments :

QUE188_IMG_20181221_145530.jpg

Observation Text :

Hot water boiler diesel pressure gauge not available

14: Steam line insulation

Rating: 9

15: HSD and Feed water tanks and gauges condition ☒ Not Applicable

16: Flexible high / low pressure hose pipes condition

Rating: 9

17: Economizer condition

Rating: 9

Attachments :

QUE192_IMG_20181220_132128.jpg

Observation Text :

400kg economiser leakage problem

18: Economizer condition ☒ Not Applicable

19: History cards

Rating: 9

20: Inlet and out let Water temperatures

Rating: 9

Observation Text :

Hot water temperature- maintaining 60 degrees

21: Inlet and out let Water Pressures

Rating: 9

22: Photo cell condition

Rating: 9

23: Operating parameters

Rating: 9

24: Flexible hose pipes condition

Rating: 9

Attachments :

QUE199_IMG_20181220_132415.jpg

Observation Text :

400kg steam boiler electrical cable too many joints need to be concealed.

25: HSD and Feed water tanks and gauges condition

Rating: 9

26: AMC Reports ☒ Not Applicable

27: History cards

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Pumps & WTP

1: Physical Condition of the filters

Rating: 9

2: Water leakages

Rating: 9

3: Water quality and standards

Rating: 9

- 4: Water Tanks cleaning schedule

Rating: 9

Observation Text :
done in the November month

- 5: Water tank cover condition

Rating: 9

- 6: History cards

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Hydro Pneumatic System & STP

- 1: Physical Condition of the Pumps

Rating: 9

- 2: HNS Pumps Auto pressure controlling

Rating: 9

- 3: HNS VFD operation-Alarms

Rating: 9

- 4: HNS Display condition and pumps auto status

Rating: 9

- 5: HNS safety-Float control ☒ Not Applicable

- 6: Water distribution lines condition

Rating: 9

- 7: STP water quality **NC**

Rating: 7

Observation Text :
55ppm is maintaining and smell coming.to be improved.

- 8: STP Plant condition

Rating: 9

- 9: Physical Condition of the filters

Rating: 9

- 10: Water leakages

Rating: 9

- 11: History cards

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Elevators

1: ARD System. ☒ Not Applicable

2: Emergency Alarm

Rating: 8

Observation Text :

working but guest lift telephone noisy coming need to check

3: Door Sensor.

Rating: 9

4: Car any abnormal noisy.

Rating: 8

Observation Text :

slightly there need to be rectify

5: Annual safety reports. **NC**

Rating: 6

Observation Text :

safety report not available.

6: AMC Reports.

Rating: 9

7: Firemen switch Status.

Rating: 9

8: All elevators Electrical DB status.

Rating: 9

9: Machine Room Status.

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Air Handling Units & Ventilation System

1: AHU Filters status.

Rating: 9

2: AHU Drain status.

Rating: 9

3: Ahu Actuator System status. ☒ Not Applicable

4: Ahu door safety switch status. ☒ Not Applicable

5: AHU COIL & COIL base condition

Rating: 9

6: AHU blower and motor condition

Rating: 9

7: AHU physical condition

Rating: 9

8: Exhaust blowers physical condition

Rating: 9

9: Exhaust blowers Motor condition

Rating: 9

10: Exhaust blowers bearings condition

Rating: 9

11: Exhaust blowers Delivery duct and canvas connection

Rating: 9

12: Exhaust blowers starter panel condition

Rating: 9

13: Exhaust blowers V belts Safety grill **NC**

Rating: 6

Attachments :

QUE241_IMG_20181219_133424.jpg

Observation Text :

MEKONG exhaust duct safety grill not available

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Transformers, Switchgear & Panels

1: Physical observations. ☒ Not Applicable

2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE243_IMG_20181221_103632.jpg

Observation Text :

transformer 450 kva oil leakage

3: Silica gel.

Rating: 9

4: TEST REPORTS.

Rating: 8

Attachments :

QUE245_IMG_20181220_194956.jpg

Observation Text :

transformer oil test done in the last year aug- 17 ,after one year again it is done

5: RTCC Panel status. ☒ Not Applicable

6: OIL Level. **NC**

Rating: 6

Observation Text :

oil level to refill. less

7: Buchholz Relay. ☒ Not Applicable

8: Winding Temperature ☒ Not Applicable

9: Oil Temperature ☒ Not Applicable

10: VCB or HT Panel.

Rating: 9

11: HT Relays.

Rating: 10

12: CTPT any oil leakages.

Rating: 9

13: ACB' S safety lock system.

Rating: 9

14: Earth pits reports and condition

Rating: 8

Attachments :

QUE255_IMG_20181220_194649.jpg

Observation Text :

internal report is available.but external report done in the last year 25-10-2017 is expired

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Generators

1: Physical observations.

Rating: 9

2: A- check reports.

Rating: 9

3: B- check durations. **NC**

Rating: 7

Attachments :

QUE258_IMG_20181219_152307.jpg

Observation Text :

GMMCO GENERATOR last B- check done in feb-18 again it has to be done in the month of sep-18 (6 months duration) but still it is not yet done . Running hours reached to 185 hours.

4: Engine oil level.

Rating: 9

5: AMF panel. ☒ Not Applicable

6: Battery voltages & distill water etc.

Rating: 9

7: Digital meters.

Rating: 9

8: Electrical parameters.

Rating: 9

9: Emergency stop.

Rating: 9

10: Coolant water level or related cooling tower status.

Rating: 9

11: Diesel tank and line status.

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Fire Alarm & Firefighting System

1: Fire panel Status.

Rating: 9

2: Repeater panel Status.

Rating: 9

3: Fire Pumps water leakages.

Rating: 9

4: Fire line Pressure check and auto system

Rating: 9

5: Emergency fire Pump On / Off status.

Rating: 9

6: Fire Emergency pump any oil leakages.

Rating: 9

7: Fire line condition

Rating: 9

8: Hydrant points condition

Rating: 9

Attachments :

QUE274_IMG_20181221_123654.jpg

QUE274_IMG_20181221_123706.jpg

9: Hydrant boxes condition and accessories as per standards

Rating: 9

10: Sprinklers condition

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Laundry Equipment

1: All Lint box cleaning.

Rating: 9

2: Water leakages at the equipment

Rating: 9

3: Steam leakages **NC**

Rating: 6

Observation Text :

steam leaks to be rectified.

4: Steam Driers temperatures

Rating: 8

5: Steam Driers coils condition

Rating: 8

6: Steam Driers V-belts safety guards

Rating: 9

7: Steam Driers safety -door limit switch **NC**

Rating: 6

Observation Text :

limit switch not working

8: Washing machine Door safety **NC**

Rating: 6

Observation Text :

door safety not working

9: Calendar machine safeties ☒ Not Applicable

10: Hydro extractor safety switch. **NC**

Rating: 6

Observation Text :

door limit switch not working

11: Heat recovery system. **NC**

Rating: 6

Attachments :

QUE287_IMG_20181221_113942.jpg

QUE287_IMG_20181221_114006.jpg

Observation Text :

line damage

12: Running steam lines condition / insulation. **NC**

Rating: 6

Observation Text :

steam piping insulation to get repair

13: Dry cleaning machine are safety tools ☒ Not Applicable

14: History Cards

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Heat Pumps

1: Temperature controller display and functioning ☒ Not Applicable

2: Evaporator Coil Condition ☒ Not Applicable

3: Evaporator fan condition ☒ Not Applicable

4: Inlet and Outlet temperatures ☒ Not Applicable

5: Water circulation pumps condition auto/ manual. ☒ Not Applicable

6: Physical observations if any. ☒ Not Applicable

7: Water leakages ☒ Not Applicable

8: History Cards ☒ Not Applicable

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Cold Rooms

1: Temperature controller display and functioning

Rating: 9

2: Evaporator Coil Condition

Rating: 9

3: Evaporator fan condition

Rating: 9

4: After reaching set point cut off status.

Rating: 9

5: Defrosting system/ ice formation.

Rating: 9

6: Condenser condition

Rating: 9

7: Compressor conditon

Rating: 9

8: Coldroom Door closer and gasket

Rating: 8

Observation Text :

Door closers not available for all cold rooms need to be provide

9: Coldroom Door PVC Strips

Rating: 9

10: Electrical panel condition

Rating: 9

11: Emergency buzzer functioning

Rating: 9

12: Coldroom Inside lighting

Rating: 9

13: Cold room inside flooring condition

Rating: 8

Attachments :

QUE311_IMG_20181221_114201.jpg

Observation Text :

vegetable cold room flooring famage

14: Physical observations if any. ☒ Not Applicable

15: AMC Report

Rating: 9

16: History Cards

Rating: 9