

# Audit Report for Audit ID - AU0067-3

## Engineering Audit Report

Audit Score



83/100

### Details

Audit	AU0067
Scheduled Audit	AU0067-3
Location	Chennai
Hotel	GreenPark Hotel- GPC
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-10-2018
End Date	31-10-2018
Submitted Date	31-10-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	29
Chronic Issues	12

## Comparison

### GREENPARK HOTEL- GPC ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		May 2018	Oct 2018	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED	SCORE OBTAINED		
1	Annual Maintenance Contracts	75	86	11	14.67%
2	Monthly information system log books and History records	85	92	7	8.24%
3	Heat Light R&M Expenditure	68	78	10	14.71%
4	Ken Fixit Rooms	60	70	10	16.67%
5	CAPEX & Rennovations	45	80	35	77.78%
6	Preventive Maintenance	82	87	5	6.1%
7	Performance of Machinaries Efficiency with Safeties	85	88	3	3.53%
Audit Score		 71	 83	12	16.9%

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

## Non-Compliance

**Section:** Monthly information system log books and History records

**Subsection:** MIS and Log books

1: History Cards For All the Equipments **NC**

Rating: 7

Attachments :

QUE13\_IMG\_20181022\_105222.jpg

Observation Text :

secondary pumps, some electrical panel history log not updated and some of the equipment area no history card placed

2: History Log Book **NC**

Rating: 7

Attachments :

QUE14\_IMG\_20181023\_160055.jpg

QUE14\_IMG\_20181023\_160112.jpg

QUE14\_IMG\_20181023\_160122.jpg

Observation Text :

as per history log book Raising mains pm done in June after that not updated, and some of the electrical panels seshamahal ,TFA and terrace panel Pm not updated in the log book. at panels area history card not available

**Section:** Heat Light R&M Expenditure

**Subsection:** Heat Light R&M Expenditure

1: Power Consumption Units Review **NC**

Rating: 6

Observation Text :

power consumption avg per day - 11160 units power consumption increased in may by 41416 units, June 1272 and SEP 9676 units.

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

Rating: 6

Observation Text :

R&m cost increase more than budget by 8.0 lacs

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

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

Rating: 7

Observation Text :

Kenfix it to be improved.

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations1: Back Areas Renovation **NC**

Rating: 7

Observation Text :

Banquet back areas to be improved. painting to be done. Damaged doors to be repaired. Damaged doors kick plates to be changed.

**Section:** Preventive Maintenance**Subsection:** AC Chillers, AHUs, FCUs, Cooling Towers & VFDs1: History cards updation & placing at equipment. **NC**

Rating: 7

Observation Text :

some equipment history card missing

2: AHU's coil, base and physical condition. **NC**

Rating: 7

Attachments :

QUE65\_IMG\_20181023\_172256.jpg

QUE65\_IMG\_20181023\_172312.jpg

Observation Text :

lobby and lounge -2 and other ahu coils got rust formation need to be painted.

3: Cooling towers fills, scale and tub cleaning condition. **NC**

Rating: 7

Attachments :

QUE74\_IMG\_20181023\_172537.jpg

Observation Text :

Cooling Towers maintenence need to be improved. fills and tub to be cleaned

**Section:** Preventive Maintenance**Subsection:** Boilers Hot Water and Steam1: All valves leakages. **NC**

Rating: 7

Observation Text :

Laundry Steam line PRV problem to be rectified.

**Section:** Preventive Maintenance**Subsection:** Elevators1: ARD System **NC**

Rating: 7

Observation Text :

Guest lifts ARD not available. safety purpose it is required.

**Section:** Preventive Maintenance

**Subsection:** Generators

- 1: Coolant water level or related cooling tower status. **NC**

Rating: 7

Attachments :

QUE111\_IMG\_20181023\_153525.jpg

Observation Text :

cooling tower. fins need to be alignment

**Section:** Preventive Maintenance**Subsection:** Laundry Equipment

- 1: All Lint box cleaning. **NC**

Rating: 6

Observation Text :

Both dryers lint filters not cleaning periodically. lot of accumulated lint was found.IMP.Safety issue.

- 2: Calendar machine v belts. **NC**

Rating: 7

Attachments :

QUE125\_IMG\_20181022\_171139.jpg

Observation Text :

calendar machine damaged conveyor belts to be replaced

**Section:** Preventive Maintenance**Subsection:** Guest Rooms & Ken Fixit Rooms

- 1: Trap door cleaning. **NC**

Rating: 7

Attachments :

QUE130\_IMG\_20181023\_123525.jpg

QUE130\_IMG\_20181023\_123536.jpg

QUE130\_IMG\_20181023\_123550.jpg

Observation Text :

all checked rooms above the trap door is dirty need to be cleaned trap doors in all rooms.

- 2: Bathroom checking. **NC**

Rating: 7

Attachments :

QUE131\_IMG\_20181023\_124358.jpg

Observation Text :

there is chilled water seepage in the bathrooms. Insulation to be done.

- 3: Painting and Polishing. **NC**

Rating: 7

Attachments :

QUE132\_IMG\_20181023\_115827.jpg  
 QUE132\_IMG\_20181023\_121309.jpg  
 QUE132\_IMG\_20181023\_125939.jpg  
 QUE132\_IMG\_20181023\_131111.jpg

Observation Text :

1. 231 room bed above ceiling lot of patch work and ceiling need to be paint and ken fix it done on 05.02.18. 2.236 room above writing table patch work and fall ceiling and bathroom ceiling yellow colour need to be paint ken fix it done in 10.09.18. 3.636 bathroom ceiling is unfinished work need to be done.

**Section:** Preventive Maintenance

**Subsection:** Earth Pits and Leakage Currents

1: Earth Pit Numbering **NC**

Rating: 7

Observation Text :

numbering need to be done

**Section:** Preventive Maintenance

**Subsection:** All Kitchen Equipments

1: History cards updation & placing at equipment. **NC**

Rating: 7

Observation Text :

some the equipment and panels area history card missing

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

**Subsection:** Chillers, Chiller Pumps & Cooling Towers

1: Chiller plants Physical condition. **NC**

Rating: 7

Attachments :

QUE163\_IMG\_20181022\_105927.jpeg  
 QUE163\_IMG\_20181022\_112135.jpg  
 QUE163\_IMG\_20181022\_112158.jpg

Observation Text :

chiller- 3 180 Tr one compressor failure and chiller-1 out of order vfd problem

2: Cooling towers sump and fills condition **NC**

Rating: 7

Attachments :

QUE169\_IMG\_20181029\_092839.jpg

Observation Text :

Cooling Tower PPM to be improved.

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

**Subsection:** Boilers Hot Water & Steam Boiler

1: Steam High pressure safety valve **NC**

Rating: 6

Attachments :

QUE180\_IMG\_20181022\_112524.jpg

Observation Text :

steam boiler high pressure safety Valve not working

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

**Subsection:** Hydro Pneumatic System & STP

1: STP water quality **NC**

Rating: 7

Attachments :

QUE215\_IMG\_20181029\_093159.jpg

Observation Text :

outlet water is dirty and smelling.

2: History cards **NC**

Rating: 7

Observation Text :

STP area history cards missing

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

**Subsection:** Air Handling Units & Ventilation System

1: Ahu door safety switch status. **NC**

Rating: 6

Observation Text :

all the ahu's door safety not there need to be provide.

2: AHU COIL & COIL base condition **NC**

Rating: 7

Observation Text :

ahu coil base rust formation due wetting water because there is no actuators for the ahus

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

**Subsection:** Fire Alarm & Firefighting System

1: Hydrant boxes condition and accessories as per standards **NC**

Rating: 6

Attachments :

QUE275\_IMG\_20181024\_123227.jpg

QUE275\_IMG\_20181024\_123243.jpg

Observation Text :

Yard area hydrant points double hose boxes some of the damage due to rust formation. some hydrant points dummy position

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

**Subsection:** Laundry Equipment

1: All Lint box cleaning. **NC**  
Rating: 6

2: History Cards **NC**  
Rating: 7

Observation Text :  
history card not available



# Chronic

## Section: Heat Light R&M Expenditure

### Subsection: Heat Light R&M Expenditure

#### 1: Power Consumption Units Review **NC**

Rating: 6

#### Observation Text :

power consumption avg per day - 11160 units power consumption increased in may by 41416 units, June 1272 and SEP 9676 units.

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

Rating: 6

#### Observation Text :

R&m cost increase more than budget by 8.0 lacs

## Section: Ken Fixit Rooms

### Subsection: KEN FIXIT

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

Rating: 7

#### Observation Text :

Kenfix it to be improved.

## Section: Preventive Maintenance

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

#### 1: AHU's coil, base and physical condition. **NC**

Rating: 7

#### Attachments :

QUE65\_IMG\_20181023\_172256.jpg

QUE65\_IMG\_20181023\_172312.jpg

#### Observation Text :

lobby and lounge -2 and other ahu coils got rust formation need to be painted.

#### 2: Cooling towers fills, scale and tub cleaning condition. **NC**

Rating: 7

#### Attachments :

QUE74\_IMG\_20181023\_172537.jpg

#### Observation Text :

Cooling Towers maintenance need to be improved. fills and tub to be cleaned

## Section: Preventive Maintenance

### Subsection: Boilers Hot Water and Steam

#### 1: All valves leakages. **NC**

Rating: 7

Observation Text :

Laundry Steam line PRV problem to be rectified.

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

**Subsection:** Chillers, Chiller Pumps & Cooling Towers

- 1: Cooling towers sump and fills condition **NC**

Rating: 7

Attachments :

QUE169\_IMG\_20181029\_092839.jpg

Observation Text :

Cooling Tower PPM to be improved.

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

**Subsection:** Boilers Hot Water & Steam Boiler

- 1: Steam High pressure safety valve **NC**

Rating: 6

Attachments :

QUE180\_IMG\_20181022\_112524.jpg

Observation Text :

steam boiler high pressure safety Valve not working

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

**Subsection:** Hydro Pneumatic System & STP

- 1: STP water quality **NC**

Rating: 7

Attachments :

QUE215\_IMG\_20181029\_093159.jpg

Observation Text :

outlet water is dirty and smelling.

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

**Subsection:** Air Handling Units & Ventilation System

- 1: Ahu door safety switch status. **NC**

Rating: 6

Observation Text :

all the ahu's door safety not there need to be provide.

- 2: AHU COIL & COIL base condition **NC**

Rating: 7

Observation Text :

ahu coil base rust formation due swetting water because there is no actuators for the ahus

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

**Subsection:** Fire Alarm & Firefighting System

1: Hydrant boxes condition and accessories as per standards **NC**

Rating: 6

Attachments :

QUE275\_IMG\_20181024\_123227.jpg

QUE275\_IMG\_20181024\_123243.jpg

Observation Text :

Yard area hydrant points double hose boxes some of the damage due to rust formation.some hydraunt points dummy position

# Audit Questionnaire

**Section:** Annual Maintenance Contracts**Subsection:** AMC

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

Rating: 9

Observation Text :

AMC renewal and service reports are available

- 2: Generators

Rating: 8

Observation Text :

all reports are available

- 3: STP, WTP, HNS & Water Purifiers

Rating: 8

Observation Text :

STP under AMC ALL WATER test reports are available from external water testing lab

- 4: Elevators

Rating: 9

Observation Text :

all reports are available

- 5: Fire Alarm System

Rating: 9

Observation Text :

all reports are available

- 6: Cold Rooms

Rating: 8

Observation Text :

all reports are available

- 7: Inverters and UPS

Rating: 9

Observation Text :

all reports are available

- 8: Kitchen Equipments ☒ Not Applicable

- 9: Boilers

Rating: 9

Observation Text :

all reports are available

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 :

soft copy available

2: All the Equipment Log Books

Rating: 9

3: History Cards For All the Equipments **NC**

Rating: 7

Attachments :

QUE13\_IMG\_20181022\_105222.jpg

Observation Text :

secondary pumps, some electrical panel history log not updated and some of the equipment area no history card placed

4: History Log Book **NC**

Rating: 7

Attachments :

QUE14\_IMG\_20181023\_160055.jpg

QUE14\_IMG\_20181023\_160112.jpg

QUE14\_IMG\_20181023\_160122.jpg

Observation Text :

as per history log book Raising mains pm done in June after that not updated, and some of the electrical panels seshamahal ,TFA and terrace panel Pm not updated in the log book. at panels area history card not available

5: CE Log book and Daily Report

Rating: 9

6: Room Maintenance Log Sheets / Books

Rating: 9

Attachments :

QUE16\_IMG\_20181027\_172236.jpg

Observation Text :

all records are available

7: KEN FIXIT Room Log Sheets / Books

Rating: 9

Attachments :

QUE17\_IMG\_20181027\_172333.jpg

Observation Text :

all records are available

8: Public Areas (Toilets) Log Book

Rating: 9

Observation Text :

all records are available

9: Gas Bank Maintenance and Log Book

Rating: 9

Observation Text :

every 15 days is available

10: Water and other Test Reports

Rating: 9

11: Energy Meter's Reading.

Rating: 9

12: APSEB Meter Reading.

☒ Yes

Observation Text :

log book maintaining

13: APSEB Meter Reading. ☒ Not Applicable

14: DG Log Book - 1&2

Rating: 9

Observation Text :

log books are available

15: Daily Energy Marshelling

☒ Yes

16: PM Laundry Equipments

Rating: 9

Observation Text :

June month and SEP month overall laundry equipment PM not done

17: WTP Log Book

☒ Yes

18: Steam Boiler Log Book

Rating: 9

Attachments :

QUE28\_IMG\_20181027\_173119.jpg

19: Hot Water Boiler Log Book

☒ Yes

20: RO Plant Log book  
Rating: 9

21: Hot Water Temp Log Book  
☒ Yes

22: Drip System log book  
Rating: 9

23: Heat Pump log book  
Rating: 9  
Attachments :  
QUE33\_IMG\_20181027\_173325.jpg

24: AC Plant log Book  
Rating: 9

25: FCU's & AHU'S Maintenance Log Book  
☒ Yes  
Attachments :  
QUE35\_IMG\_20181027\_173457.jpg

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: 8  
Attachments :  
QUE42\_IMG\_20181027\_174515.jpg

Observation Text :  
in soft copy the detailed report is available but in complaint register it is not mentioned as per given format

33: Shift Log Book

☒ Yes

34: Room Daily PM Log Book

☒ Yes

35: PM Plant & Equipments

Rating: 9

36: FCU Filterts

☒ 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: 6

Observation Text :

power consumption avg per day - 11160 units power consumption increased in may by 41416 units, June 1272 and SEP 9676 units.

2: Genset Diesel Consumption Analysis

Rating: 9

3: Boilers Diesel Consumption Analysis

Rating: 9

Observation Text :

steam boiler -31 lt per hour

4: Water Consumption

Rating: 9

Observation Text :

as per budget till date less than the budget Rs:- 88000

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

Rating: 6

Observation Text :

R&m cost increase more than budget by 8.0 lacs

**Section:** Ken Fixit Rooms



**Subsection: KEN FIXIT**

- 1: No of Rooms Done During the period **NC**  
Rating: 7

Observation Text :  
Kenfix it to be improved.

**Section: CAPEX & Rennovations****Subsection: CAPEX & Rennovations**

- 1: Room upgradation / Renovation ☒ Not Applicable
- 2: Public Areas Upgradation ☒ Not Applicable
- 3: Building upgradation ☒ Not Applicable
- 4: Equipments Upgradation  
Rating: 9

Observation Text :  
mistung bar ahu new replaced

- 5: Back Areas Renovation **NC**  
Rating: 7

Observation Text :  
Banquet back areas to be improved. painting to be done. Damaged doors to be repaired. Damaged doors kick plates to be changed.

**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. **NC**  
Rating: 7

Observation Text :  
some equipment history card missing

- 3: AHU's filter condition.  
Rating: 9
- 4: FCU's filter condion.  
Rating: 9
- 5: AHU's coil, base and physical condition. **NC**  
Rating: 7

Attachments :

QUE65\_IMG\_20181023\_172256.jpg

QUE65\_IMG\_20181023\_172312.jpg

Observation Text :

lobby and lounge -2 and other ahu coils got rust formation need to be painted.

6: Pumps leakages.

Rating: 9

Observation Text :

no leakages found

7: Pumps base conditions.

Rating: 9

Observation Text :

good

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: 8

11: Pumps loads/current.

Rating: 9

12: VFD's working status.

Rating: 9

Observation Text :

secondary system VFD working in good condition

13: VFD's auto/ manual.

Rating: 9

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

Rating: 7

Attachments :

QUE74\_IMG\_20181023\_172537.jpg

Observation Text :

Cooling Towers maintenance need to be improved. fills and tub to be cleaned

15: Cooling tower gear box noise level.

Rating: 9

16: Gear box oil levels.

Rating: 9

17: Chiller plants load vs current parameters.

Rating: 9

18: Chiller plants condensor and evaporator water pressure guages.

Rating: 9

Observation Text :

condenser pressure -1.8 kg evaporator pressure - 3.0 kg

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

4: Boilers electrical panel and terminals condition.

Rating: 9

5: Exhaust motor and blower noise

Rating: 9

6: All valves leakages. **NC**

Rating: 7

Observation Text :

Laundry Steam line PRV problem to be rectified.

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 guages

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 **NC**

Rating: 7

Observation Text :

Guest lifts ARD not available. safety purpose it is required.

- 2: Emergency Alarm

Rating: 9

- 3: Door Sensor

Rating: 9

- 4: Car any abnormal noisy

Rating: 9

- 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

- 2: Oil leakages.

Rating: 9

- 3: Silica gel.

Rating: 9

- 4: Oil level.

Rating: 9

- 5: Winding temperature

Rating: 9

- 6: Oil temperature

Rating: 9

- 7: CTPT any oil leakages.

Rating: 9

Observation Text :  
no leakages

**Section:** Preventive Maintenance

**Subsection:** Generators

- 1: Physical observations.

Rating: 9

- 2: A- check reports.

Rating: 8

Attachments :

QUE107\_IMG\_20181029\_092146.jpg

Observation Text :

A check doing, but frequency and RPM parameters not logging properly.

- 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. **NC**

Rating: 7

Attachments :

QUE111\_IMG\_20181023\_153525.jpg

Observation Text :

cooling tower. fins need to be alightnment

- 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: Alarams recording log books.

Rating: 9

- 3: Smoke detectors cleaning schedule.

Rating: 9

- 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

Observation Text :

auto

8: Physical Obsevation

Rating: 9

Observation Text :

all ok

**Section:** Preventive Maintenance

**Subsection:** Laundry Equipment

1: All Lint box cleaning. **NC**

Rating: 6

Observation Text :

Both dryers lint filters not cleaning periodically. lot of accumulated lint was found.IMP.Safety issue.

2: Any water leakages at the equipment

Rating: 9

3: Steam temperature of Dryers.

Rating: 9

Observation Text :

65 degrees

4: Dryer and washing machine V belts

Rating: 9

5: Calendar machine v belts. **NC**

Rating: 7

Attachments :

QUE125\_IMG\_20181022\_171139.jpg

Observation Text :

calendar machine damaged conveyor belts to be replaced

6: All equipment oiling and greasing condition

Rating: 8

Observation Text :  
good

- 7: Heat recovery system  
Rating: 8

**Section:** Preventive Maintenance

**Subsection:** Guest Rooms & Ken Fixit Rooms

- 1: All lights working Status  
Rating: 9

Observation Text :  
all working

- 2: Overall FCU checking  
Rating: 9

Observation Text :  
Fcu cleaning is good blower and everything in clean position.

- 3: Trap door cleaning. **NC**  
Rating: 7

Attachments :

QUE130\_IMG\_20181023\_123525.jpg  
QUE130\_IMG\_20181023\_123536.jpg  
QUE130\_IMG\_20181023\_123550.jpg

Observation Text :  
all checked rooms above the trap door is dirty need to be cleaned trap doors in all rooms.

- 4: Bathroom checking. **NC**  
Rating: 7

Attachments :

QUE131\_IMG\_20181023\_124358.jpg

Observation Text :  
there is chilled water seepage in the bathrooms. Insulation to be done.

- 5: Painting and Polishing. **NC**  
Rating: 7

Attachments :

QUE132\_IMG\_20181023\_115827.jpg  
QUE132\_IMG\_20181023\_121309.jpg  
QUE132\_IMG\_20181023\_125939.jpg  
QUE132\_IMG\_20181023\_131111.jpg

Observation Text :  
1. 231 room bed above ceiling lot of patch work and ceiling need to be paint and ken fix it done on 05.02.18. 2.236 room above writing table patch work and fall ceiling and bathroom ceiling yellow colour need to be paint ken fix it done in 10.09.18. 3.636 bathroom ceiling is unfinished work need to be done.

## 6: Painting and Polishing.

Rating: 8

Attachments :

QUE133\_IMG\_20181023\_123935.jpg

QUE133\_IMG\_20181023\_124011.jpg

Observation Text :

315 wooden beeding need to be polish and wooden scuttling finishing to be done

## 7: Wardrobe door noisy.

Rating: 9

## 8: Key tag working status.

Rating: 9

Observation Text :

working

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

## 2: Achieving of monthly targets.

Rating: 9

## 3: Physical condition of shower head

Rating: 9

**Section:** Preventive Maintenance**Subsection:** Earth Pits and Leakage Currents1: Earth Pit Numbering **NC**

Rating: 7

Observation Text :

numbering need to be done

## 2: Earth Pit value checking Status or check list

Rating: 9

## 3: All earth Pit Nut &amp; Bolt Status

Rating: 9

## 4: Earth Pit covering

Rating: 9



**Section:** Preventive Maintenance**Subsection:** Heat Pumps

- 1: Thermostats display  
Rating: 9
- 2: After reaching set point cut off status.  
Rating: 9
- 3: Evaporator Coil cleaning.  
Rating: 9
- 4: Compressor electrical terminals.  
Rating: 9
- 5: Main electrical panel  
Rating: 9

**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.  
Rating: 9

Observation Text :  
Door gasket problem

**Section:** Preventive Maintenance**Subsection:** All Kitchen Equipments

- 1: Internal preventive maintenance schedule.  
Rating: 9
- 2: History cards updation & placing at equipment. **NC**

Rating: 7

Observation Text :

some the equipment and panels area history card missing

3: Physical observations.

Rating: 9

4: Main panels and breakers

Rating: 10

5: All equipment earthing and other safeties observations.

Rating: 9

6: Sockets and switches condition

Rating: 9

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

**Subsection:** Chillers, Chiller Pumps & Cooling Towers

1: Chiller plants Physical condition. **NC**

Rating: 7

Attachments :

QUE163\_IMG\_20181022\_105927.jpeg

QUE163\_IMG\_20181022\_112135.jpg

QUE163\_IMG\_20181022\_112158.jpg

Observation Text :

chiller- 3 180 Tr one compressor failure and chiller-1 out of order vfd problem

2: Chiller Refrigerant operating pressure. ☒ Not Applicable

3: Chiller Refrigerant pressure relief valve condition.

Rating: 10

4: Chiller Crank case heater / Oil separator heaters condition

Rating: 10

5: Condenser Approach / Evaporator Approach Temperatures

Rating: 9

Observation Text :

Due to sensor problem condenser approach not calculate and evaporator approach is 3 c

6: Condenser/ Primary Pump Status

Rating: 10

7: Cooling towers sump and fills condition **NC**

Rating: 7

Attachments :

QUE169\_IMG\_20181029\_092839.jpg

Observation Text :

Cooling Tower PPM to be improved.

- 8: Cooling tower make up water quality and water standards

Rating: 9

Attachments :

QUE170\_IMG\_20181022\_125310.jpg

Observation Text :

cooling tower -4 350Tr gearbox and fills allignment need to be done

- 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: 9

- 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

Rating: 9

- 2: Feed water pump Leakage and belt condition

Rating: 9

- 3: Fuel Pump condition

Rating: 9

- 4: Steam Blowdown time as per limit

Rating: 9

Observation Text :

21 sec

- 5: Steam High pressure safety valve **NC**

Rating: 6

Attachments :

QUE180\_IMG\_20181022\_112524.jpg

Observation Text :

steam boiler high pressure safety Valve not working

6: Steam Valves condition-If any leakage

Rating: 9

7: Steam High Pressure cut off

Rating: 9

Observation Text :

working

8: Steam High temperature tripping

Rating: 9

Observation Text :

working

9: Feed water low level tripping

Rating: 9

Observation Text :

working

10: Photo cell condition

Rating: 9

11: Operating parameters

Rating: 9

Observation Text :

maintaining 178 c

12: Exhaust blower condition and Smoke color

Rating: 9

13: All pressure gauges functioning

Rating: 9

14: Steam line insulation

Rating: 9

15: HSD and Feed water tanks and gauges condition

Rating: 9

16: Flexible high / low pressure hose pipes condition

Rating: 9

17: Economizer condition

Rating: 9

18: Economizer condition

Rating: 9

19: History cards

Rating: 9

20: Inlet and out let Water temperatures

Rating: 9

Observation Text :

hot water temperature- 48 return hot water temperature- 44

21: Inlet and out let Water Pressures

Rating: 9

22: Photo cell condition

Rating: 9

23: Operating parameters

Rating: 9

Observation Text :

steam boiler -175 c hot water - 48 c

24: Flexible hose pipes condition

Rating: 9

25: HSD and Feed water tanks and gauges condition

Rating: 9

26: AMC Reports

Rating: 9

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

Observation Text :

no leakages

3: Water quality and standards

Rating: 9

4: Water Tanks cleaning schedule

Rating: 9

5: Water tank cover condition

Rating: 9

## 6: History cards

Rating: 9

Observation Text :

some of the areas Missing

**Section:** Performance of Machinaries Efficiency with Safeties**Subsection:** Hydro Pneumatic System & STP

## 1: Physical Condition of the Pumps

Rating: 8

Attachments :

QUE209\_IMG\_20181022\_180138.jpg

Observation Text :

stp one air blower oil leakage

## 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

Rating: 9

## 6: Water distribution lines condition

Rating: 9

7: STP water quality **NC**

Rating: 7

Attachments :

QUE215\_IMG\_20181029\_093159.jpg

Observation Text :

outlet water is dirty and smelling.

## 8: STP Plant condition

Rating: 9

Attachments :

QUE216\_IMG\_20181022\_175551.jpg

Observation Text :

good

## 9: Physical Condition of the filters

Rating: 9

## 10: Water leakages

Rating: 9

11: History cards **NC**

Rating: 7

Observation Text :

STP area history cards missing

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

**Subsection:** Elevators

1: ARD System. ☒ Not Applicable

2: Emergency Alarm

Rating: 9

3: Door Sensor.

Rating: 9

4: Car any abnormal noisy.

Rating: 10

5: Annual safety reports.

Rating: 10

6: AMC Reports.

Rating: 10

7: Firemen switch Status.

Rating: 10

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

Observation Text :

lobby ahu coil got rust formation, back office ahu drain problem

2: AHU Drain status.

Rating: 9

Attachments :

QUE230\_IMG\_20181029\_093605.jpg

Observation Text :

Back office ahu drain problem

3: Ahu Actuator System status.

Rating: 8

Observation Text :

All the ahu's need to be provide motorised valves

4: Ahu door safety switch status. **NC**

Rating: 6

Observation Text :

all the ahu's door safety not there need to be provide.

5: AHU COIL & COIL base condition **NC**

Rating: 7

Observation Text :

ahu coil base rust formation due swetting water because there is no actuators for the ahus

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

Rating: 9

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

**Subsection:** Transformers, Switchgear & Panels

1: Physical observations.

Rating: 9

Observation Text :



All good

2: Oil leakages.

Rating: 9

3: Silica gel.

Rating: 9

4: TEST REPORTS.

Rating: 9

5: RTCC Panel status.

Rating: 9

6: OIL Level.

Rating: 9

7: Buchholz Relay.

Rating: 9

8: Winding Temperature

Rating: 9

9: Oil Temperature

Rating: 9

Observation Text :

TR-1 oil temperature-50 c TR-2 oil temperature- 48 c both set at 60 c

10: VCB or HT Panel.

Rating: 9

11: HT Relays.

Rating: 9

12: CTPT any oil leakages.

Rating: 9

13: ACB' S safety lock system.

Rating: 9

14: Earth pits reports and condition

Rating: 9

Observation Text :

Good

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

**Subsection:** Generators

1: Physical observations.

Rating: 9

- 2: A- check reports.  
Rating: 9
- 3: B- check durations.  
Rating: 9
- 4: Engine oil level.  
Rating: 9
- 5: AMF panel.  
Rating: 9
- 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: 8
- 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. ☒ Not Applicable
- 3: Fire Pumps water leakages.  
Rating: 9
- 4: Fire line Pressure check and auto system  
Rating: 9

Observation Text :

spinkler pump pressure maintaining at 5 kg

- 5: Emergency fire Pump On / Off status.  
Rating: 9
- 6: Fire Emergency pump any oil leakages.

Rating: 9

Observation Text :

No leakages

7: Fire line condition

Rating: 9

8: Hydrant points condition

Rating: 8

Observation Text :

Main kitchen gas bank area hydrant box not available

9: Hydrant boxes condition and accessories as per standards **NC**

Rating: 6

Attachments :

QUE275\_IMG\_20181024\_123227.jpg

QUE275\_IMG\_20181024\_123243.jpg

Observation Text :

Yard area hydrant points double hose boxes some of the damage due to rust formation. some hydrant points dummy position

10: Sprinklers condition

Rating: 9

**Section:** Performance of Machineries Efficiency with Safeties

**Subsection:** Laundry Equipment

1: All Lint box cleaning. **NC**

Rating: 6

2: Water leakages at the equipment

Rating: 9

3: Steam leakages

Rating: 9

4: Steam Driers temperatures

Rating: 9

Observation Text :

dryer temperature- 63 c

5: Steam Driers coils condition

Rating: 9

6: Steam Driers V-belts safety guards

Rating: 9

7: Steam Driers safety -door limit switch

Rating: 9

8: Washing machine Door safety

Rating: 9

9: Calendar machine safeties

Rating: 9

10: Hydro extractor safety switch.

Rating: 9

11: Heat recovery system. ☒ Not Applicable

12: Running steam lines condition / insulation.

Rating: 9

13: Dry cleaning machine are safety tools ☒ Not Applicable

14: History Cards **NC**

Rating: 7

Observation Text :

history card not available

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

**Subsection:** Heat Pumps

1: Temperature controller display and functioning

Rating: 9

2: Evaporator Coil Condition

Rating: 9

3: Evaporator fan condition

Rating: 9

4: Inlet and Outlet temperatures

Rating: 9

5: Water circulation pumps condition auto/ manual.

Rating: 9

6: Physical observations if any.

Rating: 9

7: Water leakages

Rating: 9

8: History Cards

Rating: 8

Observation Text :

History card not updated for last month

**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

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: 9

14: Physical observations if any.

Rating: 9

15: AMC Report

Rating: 9

16: History Cards

Rating: 9