

Audit Report for Audit ID - AU0087-2

Engineering Audit Report

Audit Score

86/100

Details

| | |
|-----------------|--------------------------|
| Audit | AU0087 |
| Scheduled Audit | AU0087-2 |
| Location | Hyderabad |
| Hotel | GreenPark Hotel- GPH |
| Department | Engineering |
| Checklist | Engineering Audit Report |
| Audit Type | Internal |
| Auditor | Mahesh Babu |
| Start Date | 01-09-2018 |
| End Date | 30-09-2018 |
| Submitted Date | 01-10-2018 |
| Status | Completed |
| Assigned By | Administrator Account |
| Non-Compliance | 32 |
| Chronic Issues | 25 |

Comparison

GREENPARK HOTEL- GPH ENGINEERING AUDIT REPORT

| ENGINEERING AUDIT REPORT | | Feb 2018 | Sep 2018 | VARIANCE | % of Increase / Decrease (-/+) |
|--------------------------|--|----------------|----------------|----------|--------------------------------|
| S.No | Sections | SCORE OBTAINED | SCORE OBTAINED | | |
| 1 | Annual Maintenance Contracts | 95 | 96 | 1 | 1.05% |
| 2 | Monthly information system log books and History records | 79 | 92 | 13 | 16.46% |
| 3 | Heat Light R&M Expenditure | 100 | 88 | -12 | -12% |
| 4 | Ken Fixit Rooms | 50 | 70 | 20 | 40% |
| 5 | CAPEX & Rennovations | 80 | 85 | 5 | 6.25% |
| 6 | Preventive Maintenance | 78 | 86 | 8 | 10.26% |
| 7 | Performance of Machinaries Efficiency with Safeties | 78 | 86 | 8 | 10.26% |
| Audit Score | | ● 80 | ● 86 | 6 | 7.5% |

| | | |
|---|-----------------|------------------|
|  | 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: 6

Observation Text :

history cards not update some equipment missing.

2: DG Log Book - 1&2 **NC**

Rating: 7

Attachments :

QUE24_IMG_20180921_153613.jpg

Observation Text :

DG Trail run not mentioning in the log book and power failure time readings are not taking properly.

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

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

Rating: 7

Observation Text :

R&M Expenditure is increased for the period of Mar-18 to Aug-18 is Rs:- 10.81 Lacs.

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

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

Rating: 7

Attachments :

QUE55_IMG_20180929_132628.jpg

Observation Text :

Target rooms per month - 12-13 Actual rooms per month - 7-8 To be improved.

Section: Preventive Maintenance

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

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

Rating: 7

Observation Text :

history cards not updated properly

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

Rating: 7

Attachments :

QUE74_IMG_20180929_113747.jpg

QUE74_IMG_20180929_113822.jpg

Observation Text :

All Cooling tower tubs and fins proper cleaning to be done.

Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

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

Rating: 7

Observation Text :

History cards to be updated.

Section: Preventive Maintenance

Subsection: Elevators

1: Emergency Alarm **NC**

Rating: 7

Observation Text :

Guest elevator-1 emergency phone not working. IMP. Pls repair immediately.

Section: Preventive Maintenance

Subsection: Transformers & Panel Boards with Test Reports

1: Physical observations. **NC**

Rating: 7

Attachments :

QUE99_IMG_20180921_203104.jpg

Observation Text :

cables need to be dressing properly.

2: CTPT any oil leakages. **NC**

Rating: 6

Attachments :

QUE105_IMG_20180929_130710.jpg

Observation Text :

CTPT cable output area oil leakage

Section: Preventive Maintenance

Subsection: Generators

1: Physical observations. **NC**

Rating: 7

Attachments :

QUE106_IMG_20180930_234536.jpg

Section: Preventive Maintenance

Subsection: Fire Alarm & Fire Fighting System

1: Alarms recording log books. **NC**

Rating: 7

Observation Text :
not available

- 2: Smoke detectors cleaning schedule. **NC**

Rating: 7

Observation Text :
no records.pls maintain the PM details of Detectors and alarm panels.

Section: Preventive Maintenance

Subsection: Earth Pits and Leakage Currents

- 1: Earth Pit Numbering **NC**

Rating: 6

Observation Text :
NOT available. Earth pits nos to be marked.

Section: Preventive Maintenance

Subsection: All Kitchen Equipments

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

Rating: 6

Observation Text :
History cards not placed.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Chillers, Chiller Pumps & Cooling Towers

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

Rating: 6

Attachments :

QUE169_IMG_20180920_144821.jpg

QUE169_IMG_20180920_144953.jpg

QUE169_IMG_20180920_145030.jpg

QUE169_IMG_20180920_145324.jpg

Observation Text :
Cooling towers fins and run cleaning need to be done lot of fungus formation in the tower and Cooling tower -1 leakage to be arrest

- 2: Cooling tower fan safety grill **NC**

Rating: 6

Observation Text :
Cooling tower -1 safety grill not available

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Boilers Hot Water & Steam Boiler

- 1: All pressure gauges functioning **NC**

Rating: 7

Observation Text :

hot water boiler pumps pressure gauges are not working.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Elevators

1: Firemen switch Status. **NC**

Rating: 6

Observation Text :

Fireman switch option need to be provide

2: All elevators Electrical DB status. **NC**

Rating: 7

Attachments :

QUE227_IMG_20180920_152656.jpg

Observation Text :

service elevator left side panel and guest elevator right side panel contactor noisy coming need to be replace.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Air Handling Units & Ventilation System

1: AHU Filters status. **NC**

Rating: 7

Attachments :

QUE229_IMG_20180920_125048.jpg

QUE229_IMG_20180920_132022.jpg

Observation Text :

Mustang Bag Ahu filters damage OTB AHU filters need be fix properly

2: AHU physical condition **NC**

Rating: 7

Attachments :

QUE235_IMG_20180920_123638.jpg

QUE235_IMG_20180920_124359.jpg

QUE235_IMG_20180920_130210.jpg

QUE235_IMG_20180920_130815.jpg

QUE235_IMG_20180920_131833.jpg

Observation Text :

lobby ahu cable re lugging to be done OUT (old)restaurant AHU coil in let and out let chillwd water doors to fix and insulation and OUT (NEW) chill water ahu connecting area insulation need to be done. Residency ahu gaps to be close

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Transformers, Switchgear & Panels

1: Physical observations. **NC**

Rating: 6

Attachments :

QUE242_IMG_20180920_113653.jpg

Observation Text :

VCB ROOM Cabel's chamber manhole needs to be covered

2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE243_IMG_20180920_114029.jpg

Observation Text :

Switch fuse unit out put area and Transformer-1 Conservator tank and tap change oil leakages

3: CTPT any oil leakages. **NC**

Rating: 6

Attachments :

QUE253_IMG_20180920_155900.jpg

Observation Text :

oil leakage from CTPT meter out cable area

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Generators

1: Physical observations. **NC**

Rating: 6

Attachments :

QUE256_IMG_20180921_170336.jpg

QUE256_IMG_20180921_170548.jpg

QUE256_IMG_20180921_170609.jpg

QUE256_IMG_20180921_170646.jpg

2: A- check reports. **NC**

Rating: 6

Observation Text :

Daily A check to be recorded in DG log book.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Heat Pumps

1: History Cards **NC**

Rating: 6

Observation Text :

not available

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Cold Rooms

1: Coldroom Door closer and gasket **NC**

Rating: 7

Attachments :

QUE306_IMG_20180921_173622.jpg

Observation Text :

banquet kitchen and veg cold room door not closing properly

2: Coldroom Door PVC Strips **NC**

Rating: 7

Observation Text :

Butchery, sea food and non veg cold rooms door strips not available

3: Emergency buzzer functioning **NC**

Rating: 7

Observation Text :

butchery buzzer not functioning.

4: History Cards **NC**

Rating: 7

Observation Text :

history card not available

Chronic

Section: Monthly information system log books and History records

Subsection: MIS and Log books

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

Rating: 6

Observation Text :

history cards not update some equipment missing.

- 2: DG Log Book - 1&2 **NC**

Rating: 7

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DG Trail run not mentioning in the log book and power failure time readings are not taking properly.

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

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

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Observation Text :

Target rooms per month - 12-13 Actual rooms per month - 7-8 To be improved.

Section: Preventive Maintenance

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

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

Rating: 7

Observation Text :

history cards not updated properly

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

Rating: 7

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QUE74_IMG_20180929_113822.jpg

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Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

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

Rating: 7

Observation Text :

History cards to be updated.

Section: Preventive Maintenance

Subsection: Elevators

1: Emergency Alarm **NC**

Rating: 7

Observation Text :

Guest elevator-1 emergency phone not working. IMP. Pls repair immediately.

Section: Preventive Maintenance

Subsection: Transformers & Panel Boards with Test Reports

1: Physical observations. **NC**

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Attachments :

QUE99_IMG_20180921_203104.jpg

Observation Text :

cables need to be dressing properly.

Section: Preventive Maintenance

Subsection: Generators

1: Physical observations. **NC**

Rating: 7

Attachments :

QUE106_IMG_20180930_234536.jpg

Section: Preventive Maintenance

Subsection: Fire Alarm & Fire Fighting System

1: Alarms recording log books. **NC**

Rating: 7

Observation Text :

not available

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

Rating: 7

Observation Text :

no records.pls maintain the PM details of Detectors and alarm panels.

Section: Preventive Maintenance

Subsection: Earth Pits and Leakage Currents

1: Earth Pit Numbering **NC**

Rating: 6

Observation Text :

NOT available. Earth pits nos to be marked.

Section: Preventive Maintenance

Subsection: All Kitchen Equipments

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

Rating: 6

Observation Text :

History cards not placed.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Chillers, Chiller Pumps & Cooling Towers

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

Rating: 6

Attachments :

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QUE169_IMG_20180920_145030.jpg

QUE169_IMG_20180920_145324.jpg

Observation Text :

Cooling towers fins and run cleaning need to be done lot of fungus formation in the tower and Cooling tower -1 leakage to be arrest

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Elevators

- 1: Firemen switch Status. **NC**

Rating: 6

Observation Text :

Fireman switch option need to be provide

- 2: All elevators Electrical DB status. **NC**

Rating: 7

Attachments :

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Observation Text :

service elevator left side panel and guest elevator right side panel contactor noisy coming need to be replace.

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Air Handling Units & Ventilation System

- 1: AHU physical condition **NC**

Rating: 7

Attachments :

QUE235_IMG_20180920_123638.jpg

QUE235_IMG_20180920_124359.jpg

QUE235_IMG_20180920_130210.jpg

QUE235_IMG_20180920_130815.jpg

QUE235_IMG_20180920_131833.jpg

Observation Text :

lobby ahu cable re lugging to be done OUT (old)restaurant AHU coil in let and out let chillwd water doors to fix and insulation and OUT (NEW) chill water ahu connecting area insulation need to be done. Residency ahu gaps to be close

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Transformers, Switchgear & Panels

- 1: Physical observations. **NC**

Rating: 6

Attachments :

QUE242_IMG_20180920_113653.jpg

Observation Text :

VCB ROOM Cabel's chamber manhole needs to be covered

- 2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE243_IMG_20180920_114029.jpg

Observation Text :

Switch fuse unit out put area and Transformer-1 Conservator tank and tap change oil leakages

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Generators

- 1: Physical observations. **NC**

Rating: 6

Attachments :

QUE256_IMG_20180921_170336.jpg

QUE256_IMG_20180921_170548.jpg

QUE256_IMG_20180921_170609.jpg

QUE256_IMG_20180921_170646.jpg

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Heat Pumps

- 1: History Cards **NC**

Rating: 6

Observation Text :

not available

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Cold Rooms

- 1: Coldroom Door closer and gasket **NC**

Rating: 7

Attachments :

QUE306_IMG_20180921_173622.jpg

Observation Text :

banquet kitchen and veg cold room door not closing properly

2: Coldroom Door PVC Strips **NC**

Rating: 7

Observation Text :

Butchery, sea food and non veg cold rooms door strips not available

3: Emergency buzzer functioning **NC**

Rating: 7

Observation Text :

butchery buzzer not functioning.

4: History Cards **NC**

Rating: 7

Observation Text :

history card not available

Audit Questionnaire

Section: Annual Maintenance Contracts

Subsection: AMC

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

Rating: 10

Observation Text :

one chiller 230 TR is under warranty and one 147 TR chiller is under AMC all reports are available

- 2: Generators

Rating: 9

Observation Text :

All Reports are available but DG B-CHECK Duration is taken 9 months

- 3: STP, WTP, HNS & Water Purifiers

Rating: 10

Observation Text :

STP Plant is under AMC and all water test reports are available

- 4: Elevators

Rating: 9

Observation Text :

June month AMC visit on 28.06.18 but July month AMC visit on 05.07.18, August 10.08.17 there is no gap in between June and July for the AMC visit.

- 5: Fire Alarm System ☒ Not Applicable

- 6: Cold Rooms

Rating: 10

Observation Text :

All Reports are available

- 7: Inverters and UPS ☒ Not Applicable

- 8: Kitchen Equipments ☒ Not Applicable

- 9: Boilers ☒ Not Applicable

- 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

2: All the Equipment Log Books

Rating: 8

Observation Text :

Maintaining in history log book

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

Rating: 6

Observation Text :

history cards not update some equipment missing.

4: History Log Book

Rating: 9

Observation Text :

checked all updated

5: CE Log book and Daily Report

Rating: 10

6: Room Maintenance Log Sheets / Books

Rating: 9

7: KEN FIXIT Room Log Sheets / Books

Rating: 9

Attachments :

QUE17_IMG_20180921_162454.jpg

8: Public Areas (Toilets) Log Book

Rating: 8

9: Gas Bank Maintenance and Log Book

Rating: 8

Observation Text :

maintaining history log book

10: Water and other Test Reports

Rating: 9

11: Energy Meter's Reading.

Rating: 9

Attachments :

QUE21_IMG_20180921_165706.jpg

Observation Text :

all reports are available and water results under limits

12: APSEB Meter Reading.

☒ Yes

13: APSEB Meter Reading.

☒ Yes

14: DG Log Book - 1&2 **NC**

Rating: 7

Attachments :

QUE24_IMG_20180921_153613.jpg

Observation Text :

DG Trail run not mentioning in the log book and power failure time readings are not taking properly.

15: Daily Energy Marshelling

☒ Yes

16: PM Laundry Equipments ☒ Not Applicable

17: WTP Log Book

☒ Yes

18: Steam Boiler Log Book ☒ Not Applicable

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

Rating: 9

23: Heat Pump log book

Rating: 9

24: AC Plant log Book

Rating: 9

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

☒ Yes

26: Cold Storage Log Book

Rating: 9

27: Kitchen Equipments Daily Check Book

Rating: 9

Observation Text :

Maintaining in history log book

28: AHU Temp. Monitoring Log Sheets

☒ Yes

29: Rooms FCUs & Shower Heads Cleaning

☒ Yes

30: STP Log Book

☒ Yes

Observation Text :

To start the STP log book with all parameters like Elect consumption, water testing, spares, Service details etc. IMP.

31: Pool Log Book ☒ Not Applicable

32: Complaint Register

Rating: 9

33: Shift Log Book

☒ Yes

34: Room Daily PM Log Book

☒ Yes

35: PM Plant & Equipments

Rating: 9

36: FCU Filetrs

☒ Yes

37: FCU Coil Chemical Servicing

☒ Yes

Attachments :

QUE47_IMG_20180921_155816.jpg

Observation Text :

some of the FCU's PM due more than 6 Months

38: Fire Diesel Engine Check

Rating: 9

Observation Text :

trail run taken

39: Fire Diesel Engine Check ☒ Not Applicable

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

1: Power Consumption Units Review

Rating: 10

Observation Text :

period of March to August Avg power consumption/ day :-5562 units where as last year/ day :- 5605 units This year additional load added/ day :- 71 units

2: Genset Diesel Consumption Analysis

Rating: 9

Observation Text :

320 kva per unit -2.8 liters 380 kva per unit -4.0liters

3: Boilers Diesel Consumption Analysis

Rating: 9

Observation Text :

Hot water boiler per hour -20 liters

4: Water Consumption

Rating: 9

Observation Text :

period of March to August Avg water consumption/ day :-130 kl where as last year/ day :- 124 kl this year rooms per month :-3348 where as last year per month :- 3189

5: Overall R&M Expenditure NC

Rating: 7

Observation Text :

R&M Expenditure is increased for the period of Mar-18 to Aug-18 is Rs:- 10.81 Lacs.

Section: Ken Fixit Rooms**Subsection: KEN FIXIT****1: No of Rooms Done During the period NC**

Rating: 7

Attachments :

QUE55_IMG_20180929_132628.jpg

Observation Text :

Target rooms per month - 12-13 Actual rooms per month - 7-8 To be improved.

Section: CAPEX & Rennovations**Subsection: CAPEX & Rennovations****1: Room upgradation / Renovation ☒ Not Applicable****2: Public Areas Upgradation**

Rating: 8

Observation Text :

OUT Restaurant , Residency hall, Training Room, lenin transist room and club house.

3: Building upgradation

Rating: 9

Observation Text :

Building painting and terrace north wing water proof work done.

4: Equipments Upgradation ☒ Not Applicable

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. **NC**

Rating: 7

Observation Text :

history cards not updated properly

3: AHU's filter condition.

Rating: 9

Observation Text :

Filters cleaning good

4: FCU's filter condition.

Rating: 9

Observation Text :

Neat and clean

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

Rating: 8

Observation Text :

Base is good but maximum coils fins got damage need to be change coils. cooling efficiency is good.

6: Pumps leakages.

Rating: 9

7: Pumps base conditions.

Rating: 9

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

Rating: 8

Observation Text :

paintung to be done near cooling towers.

9: Pumps electrical terminals.

Rating: 8

10: Pumps starter panels over all condition.

Rating: 8

Observation Text :

lobby AHU starter panel cable Re lugging to be done.

11: Pumps loads/current.

Rating: 9

12: VFD's working status. ☒ Not Applicable

13: VFD's auto/ manual. ☒ Not Applicable

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

Rating: 7

Attachments :

QUE74_IMG_20180929_113747.jpg

QUE74_IMG_20180929_113822.jpg

Observation Text :

All Cooling tower tubs and fins proper cleaning to be done.

15: Cooling tower gear box noise level.

Rating: 8

16: Gear box oil levels.

Rating: 9

17: Chiller plants load vs current parameters.

Rating: 9

Attachments :

QUE77_IMG_20180929_130427.jpg

QUE77_IMG_20180929_130449.jpg

18: Chiller plants condensor and evaporator water pressure guages. ☒ Not Applicable

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

Rating: 9

20: Over all pm carrying out procedures.

Rating: 8

Observation Text :

HVAC Plant side to be improved.

Section: Preventive Maintenance

Subsection: Boilers Hot Water and Steam

1: Internal preventive maintenance schedule.

Rating: 8

- 2: History cards updation & placing at equipment. **NC**

Rating: 7

Observation Text :

History cards to be updated.

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

Rating: 9

Observation Text :

No leakages

- 4: Boilers electrical panel and terminals condition.

Rating: 9

Observation Text :

Good

- 5: Exhaust motor and blower noise

Rating: 9

Observation Text :

No Noisy

- 6: All valves leakages.

Rating: 9

- 7: Diesel hose pipes condition and quality.

Rating: 8

Observation Text :

Hot water boiler-1 diesel hose pipe need to be change

- 8: Diesel pump leakages.

Rating: 10

- 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

Observation Text :

Cleaning need to be done

Section: Preventive Maintenance**Subsection:** Elevators

1: ARD System ☒ Not Applicable

2: Emergency Alarm **NC**

Rating: 7

Observation Text :

Guest elevator-1 emergency phone not working. IMP. Pls repair immediately.

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

Observation Text :

Need to be cleaned

Section: Preventive Maintenance**Subsection:** Transformers & Panel Boards with Test Reports

1: Physical observations. **NC**

Rating: 7

Attachments :

QUE99_IMG_20180921_203104.jpg

Observation Text :

cables need to be dressing properly.

2: Oil leakages.

Rating: 9

3: Silica gel.

Rating: 9

4: Oil level.

Rating: 9

5: Winding temperature ☒ Not Applicable

6: Oil temperature

Rating: 10

Attachments :

QUE104_IMG_20180929_130600.jpg

Observation Text :
maintaining 16c

7: CTPT any oil leakages. **NC**

Rating: 6

Attachments :

QUE105_IMG_20180929_130710.jpg

Observation Text :
CTPT cable output area oil leakage

Section: Preventive Maintenance

Subsection: Generators

1: Physical observations. **NC**

Rating: 7

Attachments :

QUE106_IMG_20180930_234536.jpg

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. **NC**

Rating: 7

Observation Text :
not available

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

Rating: 7

Observation Text :

no records.pls maintain the PM details of Detectors and alarm panels.

4: Smoke detectors indications.

Rating: 9

5: Fire D.G trial runs

Rating: 9

Observation Text :

TRAIL run is taking weekly once

6: Fire D.G battery voltages.

Rating: 9

7: Booster and jockey pumps auto manual.

Rating: 9

8: Physical Obsevation

Rating: 8

Observation Text :

need to improve cleaning and PM Of the equipment

Section: Preventive Maintenance

Subsection: Laundry Equipment

1: All Lint box cleaning. ☒ Not Applicable

2: Any water leakages at the equipment ☒ Not Applicable

3: Steam temperature of Dryers. ☒ Not Applicable

4: Dryer and washing machine V belts ☒ Not Applicable

5: Calendar machine v belts. ☒ Not Applicable

6: All equipment oiling and greasing condition ☒ Not Applicable

7: Heat recovery system ☒ Not Applicable

Section: Preventive Maintenance

Subsection: Guest Rooms & Ken Fixit Rooms

1: All lights working Status

Rating: 9

Observation Text :

working

2: Overall FCU checking

Rating: 9

3: Trap door cleaning.

Rating: 8

4: Bathroom checking.

Rating: 9

5: Painting and Polishing.

Rating: 9

6: Painting and Polishing.

Rating: 9

7: Wardrobe door noisy.

Rating: 9

8: Key tag working status.

Rating: 9

9: DND and HK working status. ☒ Not Applicable

10: Guest rooms PM Monthly targets

Rating: 8

Observation Text :

overall Rooms :-148 every month avg :- 130 Rooms is completed.

Section: Preventive Maintenance

Subsection: Shower Heads, Public Area Toilets

1: Check list.

Rating: 9

2: Achieving of monthly targets.

Rating: 9

Observation Text :

checking and check list are updated

3: Physical condition of shower head ☒ Not Applicable

Section: Preventive Maintenance

Subsection: Earth Pits and Leakage Currents

1: Earth Pit Numbering **NC**

Rating: 6

Observation Text :

NOT available. Earth pits nos to be marked.

2: Earth Pit value checking Status or check list

Rating: 9

3: All earth Pit Nut & Bolt Status

Rating: 9

Observation Text :

Good condition

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: 10

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: 8

Observation Text :

NEED to check weekly once panic button system working status and out door unit cleaning process need to be improved

Section: Preventive Maintenance

Subsection: All Kitchen Equipments

- 1: Internal preventive maintenance schedule.

Rating: 9

- 2: History cards updation & placing at equipment. **NC**

Rating: 6

Observation Text :

History cards not placed.

- 3: Physical observations.

Rating: 9

- 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 Machinaries Efficiency with Safeties

Subsection: Chillers, Chiller Pumps & Cooling Towers

- 1: Chiller plants Physical condition.

Rating: 8

Attachments :

QUE163_IMG_20180920_114854.jpg

QUE163_IMG_20180920_115233.jpg

Observation Text :

yark chiller oil leakages and Trane chiller 147 TR condenser got rust.

- 2: Chiller Refrigerant operating pressure.

Rating: 9

Observation Text :

Evaporator- 46.2 psi condensor- 111.2 Psi

- 3: Chiller Refrigerant pressure relief valve condition.

Rating: 9

Observation Text :

good

- 4: Chiller Crank case heater / Oil separator heaters condition

Rating: 9

Observation Text :
good

5: Condenser Approach / Evaporator Approach Temperatures

Rating: 9

Observation Text :
condensor- approach-0.6 c Evaporator- approach- 1.1 c

6: Condenser/ Primary Pump Status

Rating: 9

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

Rating: 6

Attachments :

QUE169_IMG_20180920_144821.jpg

QUE169_IMG_20180920_144953.jpg

QUE169_IMG_20180920_145030.jpg

QUE169_IMG_20180920_145324.jpg

Observation Text :
Cooling towers fins and run cleaning need to be done lot of fungus formation in the tower and Cooling tower -1 leakage to be arrest

8: Cooling tower make up water quality and water standards

Rating: 9

9: Cooling tower makeup water float system.

Rating: 8

10: Cooling tower fan safety grill **NC**

Rating: 6

Observation Text :
Cooling tower -1 safety grill not available

11: Chilled water air relief valves

Rating: 8

12: Chilled water lines insulation condition.

Rating: 8

13: Feed Water Quality and standards

Rating: 8

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Boilers Hot Water & Steam Boiler

1: Physical Condition / Observations

Rating: 9

Observation Text :

only Hot water boilers in the property working in good position

2: Feed water pump Leakage and belt condition ☒ Not Applicable

3: Fuel Pump condition

Rating: 9

Observation Text :

good

4: Steam Blowdown time as per limit ☒ Not Applicable

5: Steam High pressure safety valve ☒ Not Applicable

6: Steam Valves condition-If any leakage ☒ Not Applicable

7: Steam High Pressure cut off ☒ Not Applicable

8: Steam High temperature tripping ☒ Not Applicable

9: Feed water low level tripping

Rating: 9

10: Photo cell condition

Rating: 8

11: Operating parameters

Rating: 9

Observation Text :

hot water temperature 48 c at 12:00 pm

12: Exhaust blower condition and Smoke color

Rating: 9

Observation Text :

hot water boiler checked working in good condition

13: All pressure gauges functioning **NC**

Rating: 7

Observation Text :

hot water boiler pumps pressure gauges are not working.

14: Steam line insulation ☒ Not Applicable

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

16: Flexible high / low pressure hose pipes condition ☒ Not Applicable

17: Economizer condition ☒ Not Applicable

18: Economizer condition ☒ Not Applicable

19: History cards
Rating: 9

Observation Text :
hot water boiler history cards are available and updated

20: Inlet and out let Water temperatures
Rating: 9

Observation Text :
hot water temperature at 12:00 pm 48 c

21: Inlet and out let Water Pressures ☒ Not Applicable

22: Photo cell condition ☒ Not Applicable

23: Operating parameters ☒ Not Applicable

24: Flexible hose pipes condition ☒ Not Applicable

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

26: AMC Reports ☒ Not Applicable

27: History cards ☒ Not Applicable

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Pumps & WTP

1: Physical Condition of the filters
Rating: 9

2: Water leakages
Rating: 10

3: Water quality and standards
Rating: 10

4: Water Tanks cleaning schedule
Rating: 9

5: Water tank cover condition
Rating: 9

6: History cards
Rating: 8

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: 10
- 5: HNS safety-Float control ☒ Not Applicable
- 6: Water distribution lines condition
Rating: 9
- 7: STP water quality
Rating: 9
- 8: STP Plant condition
Rating: 8
- 9: Physical Condition of the filters
Rating: 8
- 10: Water leakages
Rating: 8
- 11: History cards
Rating: 8

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

- 1: ARD System. ☒ Not Applicable
- 2: Emergency Alarm
Rating: 8

Observation Text :
guest lift-1 emergency phone not working

- 3: Door Sensor.
Rating: 9
- 4: Car any abnormal noisy.
Rating: 10

5: Annual safety reports.

Rating: 9

Attachments :

QUE224_IMG_20180929_125640.jpg

6: AMC Reports.

Rating: 8

Observation Text :

June month AMC visit on 28.06.18 but July month AMC visit on 05.07.18, August 10.08.17 there is no gap in between June and July

7: Firemen switch Status. **NC**

Rating: 6

Observation Text :

Fireman switch option need to be provide

8: All elevators Electrical DB status. **NC**

Rating: 7

Attachments :

QUE227_IMG_20180920_152656.jpg

Observation Text :

service elevator left side panel and guest elevator right side panel contactor noisy coming need to be replace.

9: Machine Room Status.

Rating: 8

Observation Text :

Exhaust system and Fresh air not proper need to be improve and cleaning need to be done

Section: Performance of Machinaries Efficiency with Safeties**Subsection:** Air Handling Units & Ventilation System1: AHU Filters status. **NC**

Rating: 7

Attachments :

QUE229_IMG_20180920_125048.jpg

QUE229_IMG_20180920_132022.jpg

Observation Text :

Mustang Bag Ahu filters damage OTB AHU filters need be fix properly

2: AHU Drain status.

Rating: 9

Attachments :

QUE230_IMG_20180920_123315.jpg

Observation Text :

OUT Restaurent ahu drain problem

3: Ahu Actuator System status. ☒ Not Applicable

4: Ahu door safety switch status. ☒ Not Applicable

5: AHU COIL & COIL base condition

Rating: 8

Observation Text :

lobby and OUT (old), residency ahu coils fins problem need to be replace the coils.but cooling effective is good.

6: AHU blower and motor condition

Rating: 9

Observation Text :

condition of equipment and working is good

7: AHU physical condition **NC**

Rating: 7

Attachments :

QUE235_IMG_20180920_123638.jpg

QUE235_IMG_20180920_124359.jpg

QUE235_IMG_20180920_130210.jpg

QUE235_IMG_20180920_130815.jpg

QUE235_IMG_20180920_131833.jpg

Observation Text :

lobby ahu cable re lugging to be done OUT (old)restaurant AHU coil in let and out let chillwd water doors to fix and insulation and OUT (NEW) chill water ahu connecting area insulation need to be done. Residency ahu gaps to be close

8: Exhaust blowers physical condition

Rating: 9

9: Exhaust blowers Motor condition

Rating: 10

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. **NC**

Rating: 6

Attachments :

QUE242_IMG_20180920_113653.jpg

Observation Text :

VCB ROOM Cabel's chamber manhole needs to be covered

2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE243_IMG_20180920_114029.jpg

Observation Text :

Switch fuse unit out put area and Transformer-1 Conservator tank and tap change oil leakages

3: Silica gel.

Rating: 9

4: TEST REPORTS.

Rating: 9

Observation Text :

all reports available.

5: RTCC Panel status. ☒ Not Applicable

6: OIL Level.

Rating: 9

Observation Text :

Transformer oil level 3/4 of the conservation tank

7: Buchholz Relay. ☒ Not Applicable

8: Winding Temperature

Rating: 10

Attachments :

QUE249_IMG_20180929_122132.jpg

Observation Text :

settled at 50c and maintaining at 16 c

9: Oil Temperature ☒ Not Applicable

10: VCB or HT Panel.

Rating: 9

11: HT Relays.

Rating: 9

12: CTPT any oil leakages. **NC**

Rating: 6

Attachments :

QUE253_IMG_20180920_155900.jpg

Observation Text :

oil leakage from CTPT meter out cable area

13: ACB' S safety lock system.

Rating: 9

14: Earth pits reports and condition

Rating: 9

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Generators

1: Physical observations. **NC**

Rating: 6

Attachments :

QUE256_IMG_20180921_170336.jpg

QUE256_IMG_20180921_170548.jpg

QUE256_IMG_20180921_170609.jpg

QUE256_IMG_20180921_170646.jpg

2: A- check reports. **NC**

Rating: 6

Observation Text :

Daily A check to be recorded in DG log book.

3: B- check durations.

Rating: 8

Observation Text :

All Reports are available but DG B-CHECK Duration is taken 9 months

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: 8

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

5: Emergency fire Pump On / Off status.

Rating: 10

6: Fire Emergency pump any oil leakages.

Rating: 10

Observation Text :

No leakage was found in running

7: Fire line condition

Rating: 9

8: Hydrant points condition

Rating: 9

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. ☒ Not Applicable

2: Water leakages at the equipment ☒ Not Applicable

- 3: Steam leakages ☒ Not Applicable
- 4: Steam Driers temperatures ☒ Not Applicable
- 5: Steam Driers coils condition ☒ Not Applicable
- 6: Steam Driers V-belts safety guards ☒ Not Applicable
- 7: Steam Driers safety -door limit switch ☒ Not Applicable
- 8: Washing machine Door safety ☒ Not Applicable
- 9: Calendar machine safeties ☒ Not Applicable
- 10: Hydro extractor safety switch. ☒ Not Applicable
- 11: Heat recovery system. ☒ Not Applicable
- 12: Running steam lines condition / insulation. ☒ Not Applicable
- 13: Dry cleaning machine are safety tools ☒ Not Applicable
- 14: History Cards ☒ Not Applicable

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Heat Pumps

- 1: Temperature controller display and functioning
Rating: 9
- 2: Evaporator Coil Condition
Rating: 10
- 3: Evaporator fan condition
Rating: 10
- 4: Inlet and Outlet temperatures
Rating: 10
- 5: Water circulation pumps condition auto/ manual.
Rating: 9

Observation Text :
auto working

- 6: Physical observations if any.
Rating: 9
- 7: Water leakages
Rating: 9

8: History Cards **NC**

Rating: 6

Observation Text :

not available

Section: Performance of Machineries 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: 10

6: Condenser condition

Rating: 10

7: Compressor conditon

Rating: 9

8: Coldroom Door closer and gasket **NC**

Rating: 7

Attachments :

QUE306_IMG_20180921_173622.jpg

Observation Text :

banquet kitchen and veg cold room door not closing properly

9: Coldroom Door PVC Strips **NC**

Rating: 7

Observation Text :

Butchery, sea food and non veg cold rooms door strips not available

10: Electrical panel condition

Rating: 9

11: Emergency buzzer functioning **NC**

Rating: 7

Observation Text :

butchery buzzer not functioning.

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 **NC**

Rating: 7

Observation Text :

history card not available