

# Audit Report for Audit ID - AU0086-1

## Engineering Audit Report

Audit Score

85/100

### Details

Audit	AU0086
Scheduled Audit	AU0086-1
Location	Hyderabad
Hotel	Marigold Hotel
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-01-2018
End Date	31-01-2018
Submitted Date	15-02-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	9
Chronic Issues	6

## Comparison

### MARIGOLD HOTEL ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Jan 2018	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED		
1	Preventive Maintenance	85	-	-
2	Performance of Machinaries Efficiency with Safeties	82	-	-
3	Annual Maintenance Contracts	84	-	-
4	Monthly information system log books and History records	97	-	-
5	Heat Light R&M Expenditure	90	-	-
6	Ken Fixit Rooms	80	-	-
7	CAPEX & Rennovations	80	-	-
Audit Score		● 85	-	-

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

# Non-Compliance

## Section: Preventive Maintenance

### Subsection: Preventive of Machinery with Safeties

#### 1: Boilers **NC**

Rating: 5

#### Observation Text :

steam leaking heavily at flange joint at boiler header to kitchen line to rectify immediately

#### 2: Elevators **NC**

Rating: 5

#### Observation Text :

guest lift emergency alarm not functioning properly. Banquet guest lift number 1 emergency alarm and lights not working have to take immediate action

## Section: Performance of Machineries Efficiency with Safeties

### Subsection: Performance of Machinery with Safety

#### 1: Transformers, Switch gear & Panels **NC**

Rating: 5

#### Observation Text :

Transformer 1 and 2 having oil leakage and breather silica gel have to change immediately

#### 2: Fire Alarm & Fire Fighting System **NC**

Rating: 5

#### Observation Text :

fire diesel engine not started while taking trial run due to battery problem and it was rectified checking of fire diesel engine to be done regularly

## Section: Annual Maintenance Contracts

### Subsection: AMC

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

Rating: 5

#### Observation Text :

DG 1 engine head covers oil leak to be rectified. inside roof got trusted and premises not maintaining properly

#### 2: Elevators **NC**

Rating: 5

#### Observation Text :

guest lift emergency alarm not working correctly have to take immediate action  
banquet guest lift number 1 emergency alarm and lights not working have to take

immediate action.

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

**Subsection:** MIS and Log books

1: History Log Book **NC**

Rating: 7

Observation Text :

to be updated equipments details

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

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

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

Rating: 7

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations

1: Back Areas Renovation **NC**

Rating: 5

Observation Text :

gents staff toilets electrical switchboard completely damaged staircase painting not good

# Chronic

## Section: Preventive Maintenance

### Subsection: Preventive of Machinery with Safeties

#### 1: Elevators **NC**

Rating: 5

#### Observation Text :

guest lift emergency alarm not functioning properly. Banquet guest lift number 1 emergency alarm and lights not working have to take immediate action

## Section: Performance of Machinaries Efficiency with Safeties

### Subsection: Performance of Machinery with Safety

#### 1: Fire Alarm & Fire Fighting System **NC**

Rating: 5

#### Observation Text :

fire diesel engine not started while taking trial run due to battery problem and it was rectified checking of fire diesel engine to be done regularly

## Section: Annual Maintenance Contracts

### Subsection: AMC

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

Rating: 5

#### Observation Text :

DG 1 engine head covers oil leak to be rectified. inside roof got trusted and premises not maintaining properly

#### 2: Elevators **NC**

Rating: 5

#### Observation Text :

guest lift emergency alarm not working correctly have to take immediate action  
banquet guest lift number 1 emergency alarm and lights not working have to take immediate action.

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

### Subsection: MIS and Log books

#### 1: History Log Book **NC**

Rating: 7

#### Observation Text :

to be updated equipments details

## Section: Heat Light R&M Expenditure

### Subsection: Heat Light R&M Expenditure

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

Rating: 7

# Audit Questionnaire

## Section: Preventive Maintenance

### Subsection: Preventive of Machinery with Safeties

- 1: A/c; Chillers, AHU's, FCU's, Cooling Towers & VFD's

Rating: 9

#### Observation Text :

terrace chilled Water Line insulation got damaged heavily at some points bare pipe is visible have to take immediate action

- 2: Boilers **NC**

Rating: 5

#### Observation Text :

steam leaking heavily at flange joint at boiler header to kitchen line to rectify immediately

- 3: Pumps & Hydro Pneumatic System, Water Coolers

Rating: 10

- 4: Elevators **NC**

Rating: 5

#### Observation Text :

guest lift emergency alarm not functioning properly. Banquet guest lift number 1 emergency alarm and lights not working have to take immediate action

- 5: Transformers & Panel Boards (With Test Reports)

Rating: 8

#### Observation Text :

Transformer 1 and 2 having oil leakage and breather Silica Gel to change

- 6: Generators

Rating: 8

#### Observation Text :

D G 1 engine head covers oil leak to be rectified. inside roof got rusted and premises not maintaining properly

- 7: Fire Alarm & Fire Fighting System

Rating: 10

- 8: Laundry Equipments

Rating: 10

- 9: Guest Rooms

Rating: 8

## Observation Text :

ken fix it rooms average 12 rooms per month against target 15 rooms need to improve

## 10: Shower Heads, Public Area Toilets

Rating: 10

## 11: Earth Pits and Leakage Currents

Rating: 10

**Section:** Performance of Machinaries Efficiency with Safeties**Subsection:** Performance of Machinery with Safety

## 1: Chillers &amp; Chiller Pumps &amp; Cold Rooms

Rating: 8

## Observation Text :

main kitchen and butchery cold room emergency alarm not working

## 2: Boiler - Hot water and Steam Boiler

Rating: 10

## 3: Pumps &amp; WTP

Rating: 10

## 4: Hydro Preumatic System &amp; STP

Rating: 10

## 5: Elevators

Rating: 8

## Observation Text :

guest lift emergency alarm not working correctly have to take immediate action  
banquet guest lift number 1 emergency alarm and lights not working have to take immediate action

## 6: Air Handling Units &amp; Ventilation System

Rating: 8

## Observation Text :

staff Cafe AHU base got Rusted other AHUs also base slightly rusting. to be painted immediately

7: Transformers, Switch gear & Panels **NC**

Rating: 5

## Observation Text :

Transformer 1 and 2 having oil leakage and breather silica gel have to change immediately

## 8: Generators

Rating: 8



Observation Text :

D G 1 engine head covers OIL Leak e to be rectified. inside roof got rusted and premises not maintaining properly

9: Fire Alarm & Fire Fighting System **NC**

Rating: 5

Observation Text :

fire diesel engine not started while taking trial run due to battery problem and it was rectified checking of fire diesel engine to be done regularly

10: Laundry Equipments

Rating: 10

**Section:** Annual Maintenance Contracts

**Subsection:** AMC

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

Rating: 8

Observation Text :

staff Cafe AHU base got rusted other AHUs also base slightly rusting to be painted immediately

2: Generators

Rating: 8

Observation Text :

DG 1 engine head covers oil leak to be rectified. inside roof got trusted and premises not maintaining properly

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

Rating: 5

Observation Text :

DG 1 engine head covers oil leak to be rectified. inside roof got trusted and premises not maintaining properly

4: Elevators **NC**

Rating: 5

Observation Text :

guest lift emergency alarm not working correctly have to take immediate action  
banquet guest lift number 1 emergency alarm and lights not working have to take immediate action.

5: Fire Alarm System

Rating: 10

6: Cold Rooms

Rating: 8

Observation Text :

main kitchen and butchery cold room emergency alarm not working

7: Inverters and UPS

Rating: 10

8: Kitchen Equipments

Rating: 10

9: Boilers

Rating: 10

10: Vacuum Cleaners & Weighing Machines.

Rating: 10

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

**Subsection:** MIS and Log books

1: MIS

Rating: 10

2: All the Equipment Log Books

Rating: 10

3: History Cards For All the Equipments

Rating: 10

4: History Log Book **NC**

Rating: 7

Observation Text :

to be updated equipments details

5: CE Log book and Daily Report

Rating: 10

6: Room Maintenance Log Sheets / Books

Rating: 10

7: KEN FIXIT Room Log Sheets / Books

Rating: 10

8: Public Areas (Toilets) Log Book

Rating: 10

9: Gas Bank Maintenance and Log Book

Rating: 10

10: Water and other Test Reports

Rating: 10

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

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

## 1: Power Consumption Units Review

Rating: 8

Observation Text :

overall units consumption minus by 11,903 units

## 2: Genset Diesel Consumption Analysis

Rating: 10

Observation Text :

overall DG diesel consumption plus by 157 litres

## 3: Boilers Diesel Consumption Analysis

Rating: 10

Observation Text :

overall hot water boiler HSD consumption plus by 80 liters

## 4: Water Consumption

Rating: 10

Observation Text :

overall water consumption plus by 5844 KL

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

Rating: 7

**Section:** Ken Fixit Rooms**Subsection:** KEN FIXIT

## 1: No of Rooms Done During the period

Rating: 8

Observation Text :

average 12 rooms per month completed against targeted 15 rooms per month. to be improved.

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

## 1: Room upgradation / Renovation

Rating: 8

Observation Text :

room toilets tiles finishing and grouting to be done.

## 2: Public Areas Upgradation

Rating: 8

## 3: Building upgradation

Rating: 10

4: Equipments Upgradation

Rating: 9

Observation Text :

equipment safeties to be improved

5: Back Areas Renovation **NC**

Rating: 5

Observation Text :

gents staff toilets electrical switchboard completely damaged staircase painting not good