

# Audit Report for Audit ID - AU0086-2

## Engineering Audit Report

Audit Score

85/100

### Details

Audit	AU0086
Scheduled Audit	AU0086-2
Location	Hyderabad
Hotel	Marigold Hotel
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-08-2018
End Date	31-08-2018
Submitted Date	31-08-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	17
Chronic Issues	0

## Comparison

### MARIGOLD HOTEL ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Jan 2018	Aug 2018	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED	SCORE OBTAINED		
1	Preventive Maintenance	85	84	-1	-1.18%
2	Performance of Machinaries Efficiency with Safeties	82	86	4	4.88%
3	Annual Maintenance Contracts	84	83	-1	-1.19%
4	Monthly information system log books and History records	97	91	-6	-6.19%
5	Heat Light R&M Expenditure	90	90	0	0%
6	Ken Fixit Rooms	80	80	0	0%
7	CAPEX & Rennovations	80	83	3	3.75%
Audit Score		● 85	● 85	0	0%

	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: PM Laundry Equipments **NC**

Rating: 7

Attachments :

QUE26\_IMG\_20180830\_131520.jpg

QUE26\_IMG\_20180830\_131636.jpg

Observation Text :

pm records are available but laundry dryer V Belts found damage

2: Drip System log book **NC**

Rating: 7

Observation Text :

drip system log book not up date

**Section:** Preventive Maintenance

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

1: Chiller plants condensor and evaporator water pressure guages. **NC**

Rating: 7

Attachments :

QUE78\_IMG\_20180830\_135849.jpg

Observation Text :

pressure gages not working as for the Stanbbed in service floor ahus

**Section:** Preventive Maintenance

**Subsection:** Boilers Hot Water and Steam

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

Rating: 7

Attachments :

QUE82\_IMG\_20180830\_140240.jpg

QUE82\_IMG\_20180830\_140337.jpg

QUE82\_IMG\_20180830\_140433.jpg

Observation Text :

history card not update at the time audit

2: All valves leakages. **NC**

Rating: 7

Attachments :

QUE86\_IMG\_20180830\_141103.jpg

QUE86\_IMG\_20180830\_141204.jpg

QUE86\_IMG\_20180830\_141233.jpg

Observation Text :

all valve are normal condition steam valve leakge found in laundry

**Section:** Preventive Maintenance

**Subsection:** Elevators

1: ARD System **NC**

Rating: 7

Observation Text :

Working Good

2: Car any abnormal noisy **NC**

Rating: 7

Observation Text :

service elevator door nice Found at the time of audit

**Section:** Preventive Maintenance

**Subsection:** Laundry Equipment

1: Dryer and washing machine V belts **NC**

Rating: 7

Attachments :

QUE124\_IMG\_20180830\_152143.jpg

QUE124\_IMG\_20180830\_152225.jpg

Observation Text :

Found 2 nos V belts damage at laundry Dryer 60 KG

**Section:** Preventive Maintenance

**Subsection:** Heat Pumps

1: Evaporator Coil cleaning. **NC**

Rating: 7

Attachments :

QUE147\_IMG\_20180830\_152547.jpg

Observation Text :

coil Found dust

**Section:** Preventive Maintenance

**Subsection:** All Kitchen Equipments

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

Rating: 7

Observation Text :

sum of the history card not update

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

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

1: Physical Condition / Observations **NC**

Rating: 7

Attachments :

QUE176\_IMG\_20180830\_153006.jpg

Observation Text :

good but found dust on Equipment

2: History cards **NC**

Rating: 7

Attachments :

QUE202\_IMG\_20180830\_154406.jpg

QUE202\_IMG\_20180830\_154445.jpg

Observation Text :

sum history cards not update from 10/07/18 to 09/06/19

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

**Subsection:** Elevators

1: ARD System. **NC**

Rating: 7

2: Car any abnormal noisy. **NC**

Rating: 7

Observation Text :

service elevator door nice

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

Rating: 7

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

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

1: AHU Filters status. **NC**

Rating: 7

Attachments :

QUE229\_IMG\_20180830\_154747.jpg

QUE229\_IMG\_20180830\_154822.jpg

QUE229\_IMG\_20180830\_154850.jpg

Observation Text :

Sum AHUs Filter found dust IN all service floor

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

**Subsection:** Cold Rooms

1: Cold room inside flooring condition **NC**

Rating: 7

## Chronic

No chronic issues found

# Audit Questionnaire

**Section:** Annual Maintenance Contracts

**Subsection:** AMC

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

Rating: 8

Attachments :

QUE1\_IMG\_20180830\_125432.jpg

Observation Text :

Only One Chillar VFD Remaining 2 Chillars no VFDs Chillar 2 nos AMC from 01/04/2018 to 31/03/2019

2: Generators

Rating: 9

Observation Text :

All Records available From 01/08/2018 to 31/07/2019

3: STP, WTP, HNS & Water Purifiers

Rating: 8

Observation Text :

STP AMC from 01/04/ 2018 TO 31/ 03/2019 Records are Available AND WTP, HNS & Water Purifier NO AMC

4: Elevators

Rating: 8

Observation Text :

all records available

5: Fire Alarm System ☒ Not Applicable

6: Cold Rooms

Rating: 8

Observation Text :

AMC Records available AMC start from 1/7/2017 TO 30/06/2018

7: Inverters and UPS

Rating: 8

Observation Text :

UPS & INVERTERS ARE NOT IN AMC

8: Kitchen Equipments

Rating: 8

Observation Text :

only dish wash and cold room are in AMC and only service reports are available for

all other Equipments at the time of audit

9: Boilers

Rating: 9

Observation Text :

All Records Available AMC date from 10/07/18 To 9/07/19

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 :

all records are available

2: All the Equipment Log Books

Rating: 8

Attachments :

QUE12\_IMG\_20180828\_140503.jpg

Observation Text :

Kitchen Equipment all working

3: History Cards For All the Equipments

Rating: 8

Attachments :

QUE13\_IMG\_20180828\_135329.jpg

Observation Text :

all records are available

4: History Log Book

Rating: 9

Observation Text :

All Records are Available

5: CE Log book and Daily Report

Rating: 9

Observation Text :

all reports are available

6: Room Maintenance Log Sheets / Books

Rating: 9

Observation Text :

all records are available

7: KEN FIXIT Room Log Sheets / Books



Rating: 9

Observation Text :

all records are available

8: Public Areas (Toilets) Log Book

Rating: 8

9: Gas Bank Maintenance and Log Book

Rating: 9

Observation Text :

Gas bank log book available

10: Water and other Test Reports

Rating: 9

11: Energy Meter's Reading.

Rating: 9

Observation Text :

Records are Available

12: APSEB Meter Reading.

☒ Yes

Observation Text :

reading are available

13: APSEB Meter Reading.

☒ Yes

Observation Text :

Reading are available

14: DG Log Book - 1&2

Rating: 9

Observation Text :

DG log books are available

15: Daily Energy Marshelling

☒ Yes

Observation Text :

all records are available

16: PM Laundry Equipments **NC**

Rating: 7

Attachments :

QUE26\_IMG\_20180830\_131520.jpg

QUE26\_IMG\_20180830\_131636.jpg

Observation Text :

pm records are available but laundry dryer V Belts found damage

17: WTP Log Book

☒ Yes

Observation Text :

log book are available

18: Steam Boiler Log Book

Rating: 8

Attachments :

QUE28\_IMG\_20180830\_132737.jpg

QUE28\_IMG\_20180830\_132846.jpg

Observation Text :

Log books are available but history card not update at the time of audit

19: Hot Water Boiler Log Book

☒ Yes

Observation Text :

log books are available history cad and log books not up dated

20: RO Plant Log book

Rating: 9

Observation Text :

RO Plant Log Book are available

21: Hot Water Temp Log Book ☒ Not Applicable

22: Drip System log book **NC**

Rating: 7

Observation Text :

drip system log book not up date

23: Heat Pump log book

Rating: 8

Observation Text :

heat pump log books available but history cad not update

24: AC Plant log Book

Rating: 9

Observation Text :

A/C plant log book are available

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

☒ Yes

26: Cold Storage Log Book

Rating: 9

Observation Text :

log book are available

27: Kitchen Equipments Daily Check Book

Rating: 9

Observation Text :

All Records are Available

28: AHU Temp. Monitoring Log Sheets

☒ Yes

Observation Text :

temp monitoring book available

29: Rooms FCUs & Shower Heads Cleaning

☒ Yes

Observation Text :

Records are Available

30: STP Log Book

☒ Yes

Observation Text :

STP log book are available

31: Pool Log Book

Rating: 8

Observation Text :

log book are available

32: Complaint Register

Rating: 9

33: Shift Log Book

☒ Yes

Observation Text :

log book are available

34: Room Daily PM Log Book

☒ Yes

35: PM Plant & Equipments

Rating: 8

Observation Text :

all pm equipment records are available

36: FCU Filetrs

☒ Yes

37: FCU Coil Chemical Servicing

☒ Yes

Observation Text :

Records are available, Fcu Servicing as for the Ken Fixit room Schedule

38: Fire Diesel Engine Check

Rating: 9

Observation Text :

Records are available

39: Fire Diesel Engine Check

Rating: 9

Observation Text :

Records are available

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

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

1: Power Consumption Units Review

Rating: 9

2: Genset Diesel Consumption Analysis

Rating: 9

Observation Text :

records are available

3: Boilers Diesel Consumption Analysis

Rating: 9

Observation Text :

records are available

4: Water Consumption

Rating: 9

Observation Text :

records are available

5: Overall R&M Expenditure

Rating: 9

Observation Text :

records are available

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

1: No of Rooms Done During the period

Rating: 8

Attachments :

QUE55\_IMG\_20180830\_134227.jpg

Observation Text :

TOTAL KEN FIXIT ROOMS June 20, July 22, August 23, AS For The AVAILABLE RECORDS

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations

1: Room upgradation / Renovation

Rating: 8

Observation Text :

rooms renovation 5 no 3110, 3115, 3119, 3122, 3126

2: Public Areas Upgradation

Rating: 8

Observation Text :

10 new TVs received For Public area and All Banquet Door Siled provided

3: Building upgradation

Rating: 9

4: Euipments Upgradation

Rating: 8

Observation Text :

Chillar no1 VFD installed

5: Back Areas Renovation ☒ Not Applicable

**Section:** Preventive Maintenance

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

1: Internal preventive maintenance schedule.

Rating: 8

Observation Text :

Records are available

2: History cards updation & placing at equipment.

Rating: 8

Observation Text :

all records are available sum records not update

3: AHU's filter condition.

Rating: 8

Attachments :

QUE63\_IMG\_20180830\_134635.jpg

QUE63\_IMG\_20180830\_134722.jpg

Observation Text :

sum banquet hall ahu s filters Found datti at service area

4: FCU's filter condtion.

Rating: 8

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

Rating: 8

Attachments :

QUE65\_IMG\_20180830\_134948.jpg

Observation Text :

condition normal

6: Pumps leakages.

Rating: 9

Attachments :

QUE66\_IMG\_20180830\_135436.jpg

Observation Text :

not found

7: Pumps base conditions.

Rating: 9

Observation Text :

good

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

Rating: 8

Observation Text :

good

9: Pumps electrical terminals.

Rating: 8

Observation Text :

Found normal condition

10: Pumps starter panels over all condition.

Rating: 8

Observation Text :

good

11: Pumps loads/current.

Rating: 9

Observation Text :

every thing Found normal

12: VFD's working status.

Rating: 8

13: VFD's auto/ manual.

Rating: 9

Observation Text :

working good

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

Rating: 8

Observation Text :

normal

15: Cooling tower gear box noise level.

Rating: 9

Observation Text :

Found Normal

16: Gear box oil levels.

Rating: 8

Observation Text :

Found minimum level

17: Chiller plants load vs current parameters.

Rating: 8

18: Chiller plants condensor and evaporator water pressure guages. **NC**

Rating: 7

Attachments :

QUE78\_IMG\_20180830\_135849.jpg

Observation Text :

pressure gages not working as for the Stanbbed in service floor ahus

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

Rating: 8

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. **NC**

Rating: 7

Attachments :

QUE82\_IMG\_20180830\_140240.jpg

QUE82\_IMG\_20180830\_140337.jpg

QUE82\_IMG\_20180830\_140433.jpg

Observation Text :

history card not update at the time audit

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

Rating: 8

Observation Text :

Small water leakage Found

- 4: Boilers electrical panel and terminals condition.

Rating: 9

- 5: Exhaust motor and blower noise

Rating: 8

Observation Text :

not Pound any ub normal sounds

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

Rating: 7

Attachments :

QUE86\_IMG\_20180830\_141103.jpg

QUE86\_IMG\_20180830\_141204.jpg

QUE86\_IMG\_20180830\_141233.jpg

Observation Text :

all valve are normal condition steam valve leakge found in laundry

- 7: Diesel hose pipes condition and quality.

Rating: 9

Observation Text :

all are good

- 8: Diesel pump leakages.

Rating: 8

Observation Text :

not Found

- 9: Hot water mixing tanks & plate heat exchanger

Rating: 8

Attachments :

QUE89\_IMG\_20180830\_142414.jpg

Observation Text :

heat Exchanger Coil Found dust

**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 :

Working Good

2: Emergency Alarm

Rating: 8

3: Door Sensor

Rating: 8

4: Car any abnormal noisy **NC**

Rating: 7

Observation Text :

service elevator door nice Found at the time of audit

5: All elevators Electrical DB status

Rating: 8

6: Machine Room Status

Rating: 8

**Section:** Preventive Maintenance

**Subsection:** Transformers & Panel Boards with Test Reports

1: Physical observations.

Rating: 9

2: Oil leakages.

Rating: 9

Observation Text :

not Found any

3: Silica gel.

Rating: 8

4: Oil level.

Rating: 9

Observation Text :

Minimum leave oil in the transformer

5: Winding temperature

Rating: 9

Observation Text :

Normal

6: Oil temperature

Rating: 9

7: CTPT any oil leakages.

Rating: 9

Observation Text :

not Found

**Section:** Preventive Maintenance

**Subsection:** Generators

1: Physical observations.

Rating: 9

2: A- check reports.

Rating: 8

3: Engine oil level.

Rating: 9

Observation Text :

minimum level oil in DG set Found

4: Battery voltages & distill water etc.

Rating: 8

5: Digital meters.

Rating: 8

6: Coolant water level or related cooling tower status.

Rating: 8

7: Diesel tank and line status.

Rating: 9

Observation Text :

Diesel tank not Found any leacages

**Section:** Preventive Maintenance

**Subsection:** Fire Alarm & Fire Fighting System

1: Panel lock and key system

Rating: 8

- 2: Alarms recording log books.

Rating: 9

Observation Text :

record book are available

- 3: Smoke detectors cleaning schedule.

Rating: 9

Observation Text :

record found in security, & maintaining

- 4: Smoke detectors indications.

Rating: 9

Observation Text :

working

- 5: Fire D.G trial runs

Rating: 8

Observation Text :

Dailey check list available

- 6: Fire D.G battery voltages.

Rating: 9

Observation Text :

battery in good condition battery charger connection available

- 7: Booster and jockey pumps auto manual.

Rating: 8

Observation Text :

pump in auto mode

- 8: Physical Obsevation

Rating: 8

Attachments :

QUE120\_IMG\_20180830\_151308.jpg

Observation Text :

fire pump panel only one jockey pump in auto mode and sprinkler, hydrant pumps found in off mode

## **Section:** Preventive Maintenance

### **Subsection:** Laundry Equipment

- 1: All Lint box cleaning.

Rating: 8

Observation Text :

not Found any dust

- 2: Any water leakages at the equipment

Rating: 9

Observation Text :

not pound

- 3: Steam temperature of Dryers.

Rating: 8

Observation Text :

4kgs pressure good

- 4: Dryer and washing machine V belts **NC**

Rating: 7

Attachments :

QUE124\_IMG\_20180830\_152143.jpg

QUE124\_IMG\_20180830\_152225.jpg

Observation Text :

Found 2 nos V belts damage at laundry Dryer 60 KG

- 5: Calendar machine v belts.

Rating: 9

Observation Text :

good

- 6: All equipment oiling and greasing condition

Rating: 8

- 7: Heat recovery system

Rating: 8

Observation Text :

working

### **Section:** Preventive Maintenance

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

- 1: All lights working Status

Rating: 9

Observation Text :

we are checked randomly not Found any

- 2: Overall FCU checking

Rating: 9

- 3: Trap door cleaning.

Rating: 8

Observation Text :

good

4: Bathroom checking.

Rating: 9

5: Painting and Polishing.

Rating: 9

6: Painting and Polishing.

Rating: 9

7: Wardrobe door noisy.

Rating: 8

Observation Text :

random checking done observations Found noise

8: Key tag working status.

Rating: 9

Observation Text :

working Good

9: DND and HK working status.

Rating: 9

10: Guest rooms PM Monthly targets

Rating: 9

Observation Text :

as for schedule quarterly Cycle

**Section:** Preventive Maintenance

**Subsection:** Shower Heads, Public Area Toilets

1: Check list.

Rating: 9

2: Achieving of monthly targets.

Rating: 8

Observation Text :

as for the available record achieved

3: Physical condition of shower head

Rating: 9

Observation Text :

observation Found good

**Section:** Preventive Maintenance

**Subsection:** Earth Pits and Leakage Currents

1: Earth Pit Numbering

Rating: 9

Observation Text :

checking done Found normal

- 2: Earth Pit value checking Status or check list  
Rating: 8

- 3: All earth Pit Nut & Bolt Status  
Rating: 8

Observation Text :

good

- 4: Earth Pit covering  
Rating: 9

Observation Text :

normal condition

**Section:** Preventive Maintenance

**Subsection:** Heat Pumps

- 1: Thermostats display  
Rating: 8

Observation Text :

working good

- 2: After reaching set point cut off status.  
Rating: 9

Observation Text :

working Good

- 3: Evaporator Coil cleaning. **NC**  
Rating: 7

Attachments :

QUE147\_IMG\_20180830\_152547.jpg

Observation Text :

coil Found dust

- 4: Compressor electrical terminals.  
Rating: 9

- 5: Main electrical panel  
Rating: 10

**Section:** Preventive Maintenance

**Subsection:** Cold Rooms

- 1: Thermostats display  
Rating: 8

- 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

Observation Text :

Found good

- 5: Condenser coil cleaning.

Rating: 8

Observation Text :

Found normal

- 6: Main electrical panel.

Rating: 9

Observation Text :

good

- 7: Physical observations if any.

Rating: 8

Observation Text :

all are normal

**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 :

sum of the history card not update

- 3: Physical observations.

Rating: 9

- 4: Main panels and breakers

Rating: 9

- 5: All equipment earthing and other safeties observations.

Rating: 9

Observation Text :

OK good

- 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: 9

- 2: Chiller Refrigerant operating pressure.

Rating: 9

- 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

Rating: 9

Observation Text :

good

- 6: Condenser/ Primary Pump Status

Rating: 9

Observation Text :

good

- 7: Cooling towers sump and fills condition

Rating: 8

Observation Text :

normal condition

- 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

Rating: 9

Observation Text :

good

- 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

Attachments :

QUE176\_IMG\_20180830\_153006.jpg

Observation Text :

good but found dust on Equipment

2: Feed water pump Leakage and belt condition

Rating: 9

3: Fuel Pump condition

Rating: 8

4: Steam Blowdown time as per limit

Rating: 8

5: Steam High pressure safety valve

Rating: 8

Observation Text :

working Good but not checked

6: Steam Valves condition-If any leakage

Rating: 8

Attachments :

QUE181\_IMG\_20180830\_153147.jpg

QUE181\_IMG\_20180830\_153317.jpg

Observation Text :

sum location found leakages

7: Steam High Pressure cut off

Rating: 8

8: Steam High temperature tripping

Rating: 8

9: Feed water low level tripping

Rating: 9

Observation Text :

working Good

10: Photo cell condition

Rating: 9

11: Operating parameters

Rating: 9

12: Exhaust blower condition and Smoke color

Rating: 9

Observation Text :

good condition

13: All pressure gauges functioning

Rating: 8

Observation Text :

steam boiler pressure gauges working, present hot water boiler not in use

14: Steam line insulation

Rating: 8

15: HSD and Feed water tanks and gauges condition

Rating: 8

16: Flexible high / low pressure hose pipes condition

Rating: 9

17: Economizer condition

Rating: 8

18: Economizer condition

Rating: 8

19: History cards

Rating: 9

20: Inlet and out let Water temperatures

Rating: 9

21: Inlet and out let Water Pressures

Rating: 9

22: Photo cell condition

Rating: 9

23: Operating parameters

Rating: 9

Observation Text :

working Good

24: Flexible hose pipes condition

Rating: 9

25: HSD and Feed water tanks and gauges condition

Rating: 8

26: AMC Reports

Rating: 9

Observation Text :

AMC reports are available from 10/07/18 to 09/06/19

27: History cards **NC**

Rating: 7

Attachments :

QUE202\_IMG\_20180830\_154406.jpg

QUE202\_IMG\_20180830\_154445.jpg

Observation Text :

sum history cards not update from 10/07/18 to 09/06/19

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

**Subsection:** Pumps & WTP

1: Physical Condition of the filters

Rating: 9

2: Water leakages

Rating: 8

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: 8

Observation Text :

updated not done

**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

Rating: 9

6: Water distribution lines condition

Rating: 9

7: STP water quality

Rating: 8

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. **NC**

Rating: 7

2: Emergency Alarm

Rating: 8

3: Door Sensor.

Rating: 9

4: Car any abnormal noisy. **NC**

Rating: 7

Observation Text :

service elevator door nice

5: Annual safety reports.

Rating: 8

Observation Text :

records are available

6: AMC Reports.

Rating: 8

7: Firemen switch Status.

Rating: 9

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

Rating: 7

9: Machine Room Status.

Rating: 9

Observation Text :

no machine room not available only lift, side panel

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

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

1: AHU Filters status. **NC**

Rating: 7

Attachments :

QUE229\_IMG\_20180830\_154747.jpg

QUE229\_IMG\_20180830\_154822.jpg

QUE229\_IMG\_20180830\_154850.jpg

Observation Text :

Sum AHUs Filter found dust IN all service floor

2: AHU Drain status.

Rating: 8

3: Ahu Actuator System status.

Rating: 8

4: Ahu door safety switch status.

Rating: 8

5: AHU COIL & COIL base condition

Rating: 8

Attachments :

QUE233\_IMG\_20180830\_154955.jpg

Observation Text :

good

6: AHU blower and motor condition

Rating: 8

7: AHU physical condition

Rating: 8

Attachments :

QUE235\_IMG\_20180830\_155101.jpg

Observation Text :

good one ahu door Found removed in service floor

8: Exhaust blowers physical condition

Rating: 8

9: Exhaust blowers Motor condition

Rating: 8

10: Exhaust blowers bearings condition

Rating: 9

11: Exhaust blowers Delivery duct and canvas connection

Rating: 8

12: Exhaust blowers starter panel condition

Rating: 9

13: Exhaust blowers V belts Safety grill

Rating: 8

Attachments :

QUE241\_IMG\_20180830\_155533.jpg

Observation Text :

sum exhaust safety grill not found

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

**Subsection:** Transformers, Switchgear & Panels

1: Physical observations.

Rating: 8

Attachments :

QUE242\_IMG\_20180830\_161643.jpg

QUE242\_IMG\_20180830\_161709.jpg

Observation Text :

in frant of electrical panel rabbar mats requires Up staction need to remove from the electrical panel 1) Engineering deportme work shop area 2)Housekeeping office back side area

2: Oil leakages.

Rating: 9

3: Silica gel.

Rating: 8

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

10: VCB or HT Panel.

Rating: 9

11: HT Relays.

Rating: 9

12: CTPT any oil leakages.

Rating: 9

Observation Text :

not Found

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.

Rating: 9

2: A- check reports.

Rating: 9

Observation Text :

reports are available

3: B- check durations.

Rating: 9

4: Engine oil level.

Rating: 9

5: AMF panel. ☒ Not Applicable

6: Battery voltages & distill water etc.  
Rating: 9

7: Digital meters.  
Rating: 9

Observation Text :  
working Good

8: Electrical parameters.  
Rating: 9

9: Emergency stop.  
Rating: 9

10: Coolant water level or related cooling tower status.  
Rating: 9

Observation Text :  
coolent water levels full

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: 8

5: Emergency fire Pump On / Off status.  
Rating: 8

6: Fire Emergency pump any oil leakages.  
Rating: 9

7: Fire line condition  
Rating: 9

8: Hydrant points condition



Rating: 9

Attachments :

QUE274\_IMG\_20180830\_160051.jpg

QUE274\_IMG\_20180830\_160114.jpg

Observation Text :

all box condition good but intornull hydrant box doors are woden

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: 8

2: Water leakages at the equipment

Rating: 9

3: Steam leakages

Rating: 8

Attachments :

QUE279\_IMG\_20180830\_160214.jpg

QUE279\_IMG\_20180830\_160318.jpg

QUE279\_IMG\_20180830\_160345.jpg

Observation Text :

steam leackge found in laundry

4: Steam Driers temperatures

Rating: 8

5: Steam Driers coils condition

Rating: 8

6: Steam Driers V-belts safety guards

Rating: 8

Attachments :

QUE282\_IMG\_20180830\_160520.jpg

QUE282\_IMG\_20180830\_160608.jpg

Observation Text :

steam Dryairs V Belts condition Found damage

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.

Rating: 8

Observation Text :

working Good

12: Running steam lines condition / insulation.

Rating: 8

Observation Text :

sum areas insulation reacquired

13: Dry cleaning machine are safety tools

Rating: 9

14: History Cards

Rating: 9

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

**Subsection:** Heat Pumps

1: Temperature controller display and functioning

Rating: 8

2: Evaporator Coil Condition

Rating: 9

Attachments :

QUE292\_IMG\_20180830\_160729.jpg

Observation Text :

found dust on coil

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: 8

Observation Text :  
coil found dust

- 7: Water leakages  
Rating: 9

Observation Text :  
not found

- 8: History Cards  
Rating: 9

Attachments :

QUE298\_IMG\_20180830\_160854.jpg  
QUE298\_IMG\_20180830\_160922.jpg

Observation Text :  
Not update

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

**Subsection:** Cold Rooms

- 1: Temperature controller display and functioning  
Rating: 9

Observation Text :  
good

- 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: 9

- 9: Coldroom Door PVC Strips  
Rating: 8

- 10: Electrical panel condition

Rating: 9

11: Emergency buzzer functioning

Rating: 9

12: Coldroom Inside lighting

Rating: 9

13: Cold room inside flooring condition **NC**

Rating: 7

14: Physical observations if any.

Rating: 9

15: AMC Report

Rating: 9

Attachments :

QUE313\_IMG\_20180830\_162901.jpg

Observation Text :

AMC completed on 30/06/2018

16: History Cards

Rating: 9

Observation Text :

all are records available