

Audit Report for Audit ID - AU003-1

Engineering Audit Report

Audit Score

86/100

Details

Audit	AU003
Scheduled Audit	AU003-1
Location	Hyderabad
Hotel	GreenPark Hotel- GPH
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-02-2017
End Date	02-03-2017
Submitted Date	29-01-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	11
Chronic Issues	0

Comparison

GREENPARK HOTEL- GPH ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Feb 2017	VARIANCE	% of Increase / Decrease (-/ +)
S.No	Sections	SCORE OBTAINED		
1	Preventive Maintenance	89	-	-
2	Performance of Machinaries Efficiency with Safeties	90	-	-
3	Annual Maintenance Contracts	90	-	-
4	Monthly information system log books and History records	97	-	-
5	Heat Light R&M Expenditure	88	-	-
6	Ken Fixit Rooms	70	-	-
7	CAPEX & Rennovations	76	-	-
Audit Score		● 86	-	-

	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: Elevators **NC**

Rating: 5

2: Guest Rooms **NC**

Rating: 5

Section: Performance of Machinaries Efficiency with Safeties

Subsection: Performance of Machinery with Safety

1: Chillers & Chiller Pumps & Cold Rooms **NC**

Rating: 5

2: Elevators **NC**

Rating: 5

Section: Annual Maintenance Contracts

Subsection: AMC

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

Rating: 5

2: Elevators **NC**

Rating: 5

Section: Monthly information system log books and History records

Subsection: MIS and Log books

1: History Log Book **NC**

Rating: 7

Section: Heat Light R&M Expenditure

Subsection: Heat Light R&M Expenditure

1: Boilers Diesel Consumption Analysis **NC**

Rating: 7

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

Rating: 7

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

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

Rating: 7

Section: CAPEX & Rennovations

Subsection: CAPEX & Rennovations

1: Back Areas Renovation **NC**
Rating: 0

Chronic

No chronic issues found

Audit Questionnaire

Section: Preventive Maintenance

Subsection: Preventive of Machinery with Safeties

- 1: A/c; Chillers, AHU's, FCU's, Cooling Towers & VFD's
Rating: 8
- 2: Boilers
Rating: 10
- 3: Pumps & Hydro Pneumatic System, Water Coolers
Rating: 10
- 4: Elevators **NC**
Rating: 5
- 5: Transformers & Panel Boards (With Test Reports)
Rating: 10
- 6: Generators
Rating: 10
- 7: Fire Alarm & Fire Fighting System
Rating: 10
- 8: Laundry Equipments
Rating: 10
- 9: Guest Rooms **NC**
Rating: 5
- 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 & Chiller Pumps & Cold Rooms **NC**
Rating: 5
- 2: Boiler - Hot water and Steam Boiler
Rating: 10
- 3: Pumps & WTP
Rating: 10

- 4: Hydro Pneumatic System & STP
Rating: 10
- 5: Elevators **NC**
Rating: 5
- 6: Air Handling Units & Ventilation System
Rating: 10
- 7: Transformers, Switch gear & Panels
Rating: 10
- 8: Generators
Rating: 10
- 9: Fire Alarm & Fire Fighting System
Rating: 10
- 10: Laundry Equipments
Rating: 10

Section: Annual Maintenance Contracts

Subsection: AMC

- 1: A/c Plant - Low Side, High Side with VFD's **NC**
Rating: 5
- 2: Generators
Rating: 10
- 3: STP, WTP, HNS & Water Purifiers
Rating: 10
- 4: Elevators **NC**
Rating: 5
- 5: Fire Alarm System
Rating: 10
- 6: Cold Rooms
Rating: 10
- 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

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: 10

2: Genset Diesel Consumption Analysis

Rating: 10

3: Boilers Diesel Consumption Analysis **NC**

Rating: 7

4: Water Consumption

Rating: 10

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

Rating: 7

Section: Ken Fixit Rooms

Subsection: KEN FIXIT

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

Rating: 7

Section: CAPEX & Rennovations

Subsection: CAPEX & Rennovations

1: Room upgradation / Renovation

Rating: 10

2: Public Areas Upgradation

Rating: 10

3: Building upgradation

Rating: 10

4: Euipments Upgradation

Rating: 8

5: Back Areas Renovation **NC**

Rating: 0