

# Audit Report for Audit ID - AU0067-1

## Engineering Audit Report

Audit Score

86/100

### Details

Audit	AU0067
Scheduled Audit	AU0067-1
Location	Chennai
Hotel	GreenPark Hotel- GPC
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-10-2017
End Date	30-10-2017
Submitted Date	30-01-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	10
Chronic Issues	0

## Comparison

### GREENPARK HOTEL- GPC ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Oct 2017	VARIANCE	% of Increase / Decrease (-/ +)
S.No	Sections	SCORE OBTAINED		
1	Preventive Maintenance	87	-	-
2	Performance of Machinaries Efficiency with Safeties	89	-	-
3	Annual Maintenance Contracts	82	-	-
4	Monthly information system log books and History records	88	-	-
5	Heat Light R&M Expenditure	100	-	-
6	Ken Fixit Rooms	80	-	-
7	CAPEX & Rennovations	78	-	-
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: A/c; Chillers, AHU's, FCU's, Cooling Towers & VFD's **NC**  
Rating: 6
- 2: Pumps & Hydro Pneumatic System, Water Coolers **NC**  
Rating: 5
- 3: Laundry Equipments **NC**  
Rating: 5

## Section: Performance of Machineries Efficiency with Safeties

### Subsection: Performance of Machinery with Safety

- 1: Pumps & WTP **NC**  
Rating: 5

## Section: Annual Maintenance Contracts

### Subsection: AMC

- 1: STP, WTP, HNS & Water Purifiers **NC**  
Rating: 7
- 2: Kitchen Equipments **NC**  
Rating: 5
- 3: Vacuum Cleaners & Weighing Machines. **NC**  
Rating: 0

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

### Subsection: MIS and Log books

- 1: History Log Book **NC**  
Rating: 7
- 2: Gas Bank Maintenance and Log Book **NC**  
Rating: 5

## Section: CAPEX & Rennovations

### Subsection: CAPEX & Rennovations

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

## 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 **NC**  
Rating: 6
- 2: Boilers  
Rating: 10
- 3: Pumps & Hydro Pneumatic System, Water Coolers **NC**  
Rating: 5
- 4: Elevators  
Rating: 10
- 5: Transformers & Panel Boards (With Test Reports)  
Rating: 10
- 6: Generators  
Rating: 10
- 7: Fire Alarm & Fire Fighting System  
Rating: 10
- 8: Laundry Equipments **NC**  
Rating: 5
- 9: Guest Rooms  
Rating: 10
- 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  
Rating: 8
- 2: Boiler - Hot water and Steam Boiler  
Rating: 10
- 3: Pumps & WTP **NC**  
Rating: 5

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

**Section:** Annual Maintenance Contracts

**Subsection:** AMC

- 1: A/c Plant - Low Side, High Side with VFD's  
Rating: 10
- 2: Generators  
Rating: 10
- 3: STP, WTP, HNS & Water Purifiers **NC**  
Rating: 7
- 4: Elevators  
Rating: 10
- 5: Fire Alarm System  
Rating: 10
- 6: Cold Rooms  
Rating: 10
- 7: Inverters and UPS  
Rating: 10
- 8: Kitchen Equipments **NC**  
Rating: 5
- 9: Boilers  
Rating: 10

10: Vacuum Cleaners & Weighing Machines. **NC**

Rating: 0

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

**Subsection:** MIS and Log books

1: MIS

Rating: 8

2: All the Equipment Log Books

Rating: 10

3: History Cards For All the Equipments

Rating: 8

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 **NC**

Rating: 5

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

Rating: 10

4: Water Consumption

Rating: 10

## 5: Overall R&amp;M Expenditure

Rating: 10

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

## 1: No of Rooms Done During the period

Rating: 8

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

## 1: Room upgradation / Renovation

Rating: 8

## 2: Public Areas Upgradation

Rating: 8

## 3: Building upgradation

Rating: 10

## 4: Euipments Upgradation

Rating: 8

5: Back Areas Renovation **NC**

Rating: 5