

# Audit Report for Audit ID - AU0080-1

## Engineering Audit Report

Audit Score

81/100

### Details

Audit	AU0080
Scheduled Audit	AU0080-1
Location	Visakhapatnam
Hotel	GreenPark Hotel- GPV
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-12-2017
End Date	30-12-2017
Submitted Date	01-02-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	18
Chronic Issues	0

## Comparison

### GREENPARK HOTEL- GPV ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Dec 2017	VARIANCE	% of Increase / Decrease (-/ +)
S.No	Sections	SCORE OBTAINED		
1	Preventive Maintenance	75	-	-
2	Performance of Machinaries Efficiency with Safeties	77	-	-
3	Annual Maintenance Contracts	78	-	-
4	Monthly information system log books and History records	80	-	-
5	Heat Light R&M Expenditure	92	-	-
6	Ken Fixit Rooms	90	-	-
7	CAPEX & Rennovations	72	-	-
Audit Score		● 81	-	-

	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: Boilers **NC**  
Rating: 5
- 3: Fire Alarm & Fire Fighting System **NC**  
Rating: 5
- 4: Earth Pits and Leakage Currents **NC**  
Rating: 5

## Section: Performance of Machinaries Efficiency with Safeties

### Subsection: Performance of Machinery with Safety

- 1: Boiler - Hot water and Steam Boiler **NC**  
Rating: 5
- 2: Transformers, Switch gear & Panels **NC**  
Rating: 5
- 3: Fire Alarm & Fire Fighting System **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: 7
- 3: Fire Alarm System **NC**  
Rating: 5
- 4: Boilers **NC**  
Rating: 5

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

### Subsection: MIS and Log books

- 1: All the Equipment Log Books **NC**  
Rating: 5

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

Rating: 5

3: History Log Book **NC**

Rating: 5

4: KEN FIXIT Room Log Sheets / Books **NC**

Rating: 5

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

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

1: Power Consumption Units Review **NC**

Rating: 6

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations

1: Building upgradation **NC**

Rating: 5

2: 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 **NC**  
Rating: 5
- 3: Pumps & Hydro Pneumatic System, Water Coolers  
Rating: 10
- 4: Elevators  
Rating: 10
- 5: Transformers & Panel Boards (With Test Reports)  
Rating: 8
- 6: Generators  
Rating: 8
- 7: Fire Alarm & Fire Fighting System **NC**  
Rating: 5
- 8: Laundry Equipments  
Rating: 8
- 9: Guest Rooms  
Rating: 8
- 10: Shower Heads, Public Area Toilets  
Rating: 10
- 11: Earth Pits and Leakage Currents **NC**  
Rating: 5

## 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 **NC**  
Rating: 5
- 3: Pumps & WTP  
Rating: 10

## 4: Hydro Preumatic System &amp; STP

Rating: 10

## 5: Elevators

Rating: 10

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

Rating: 8

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

Rating: 5

## 8: Generators

Rating: 8

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

Rating: 5

## 10: Laundry Equipments

Rating: 8

**Section:** Annual Maintenance Contracts**Subsection:** AMC1: A/c Plant - Low Side, High Side with VFD's **NC**

Rating: 5

## 2: Generators

Rating: 8

## 3: STP, WTP, HNS &amp; Water Purifiers

Rating: 10

4: Elevators **NC**

Rating: 7

5: Fire Alarm System **NC**

Rating: 5

## 6: Cold Rooms

Rating: 10

## 7: Inverters and UPS

Rating: 10

## 8: Kitchen Equipments

Rating: 10

9: Boilers **NC**

Rating: 5

10: Vacuum Cleaners & Weighing Machines. ☒ Not Applicable

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

**Subsection:** MIS and Log books

1: MIS

Rating: 10

2: All the Equipment Log Books **NC**

Rating: 5

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

Rating: 5

4: History Log Book **NC**

Rating: 5

5: CE Log book and Daily Report

Rating: 10

6: Room Maintenance Log Sheets / Books

Rating: 10

7: KEN FIXIT Room Log Sheets / Books **NC**

Rating: 5

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 **NC**

Rating: 6

2: Genset Diesel Consumption Analysis

Rating: 10

3: Boilers Diesel Consumption Analysis

Rating: 10

4: Water Consumption

Rating: 10



5: Overall R&M Expenditure

Rating: 10

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

1: No of Rooms Done During the period

Rating: 9

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations

1: Room upgradation / Renovation

Rating: 8

2: Public Areas Upgradation

Rating: 10

3: Building upgradation **NC**

Rating: 5

4: Euipments Upgradation

Rating: 8

5: Back Areas Renovation **NC**

Rating: 5