

Audit Report for Audit ID - AU0073-1

Engineering Audit Report

Audit Score

93/100

Details

Audit	AU0073
Scheduled Audit	AU0073-1
Location	Hyderabad
Hotel	AVASA Hotel
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-11-2017
End Date	30-11-2017
Submitted Date	01-02-2018
Status	Completed
Assigned By	Administrator Account
Non-Compliance	3
Chronic Issues	0

Comparison

AVASA HOTEL ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Nov 2017	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED		
1	Preventive Maintenance	88	-	-
2	Performance of Machinaries Efficiency with Safeties	94	-	-
3	Annual Maintenance Contracts	96	-	-
4	Monthly information system log books and History records	93	-	-
5	Heat Light R&M Expenditure	96	-	-
Audit Score		● 93	-	-

	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: Guest Rooms **NC**

Rating: 5

Section: Monthly information system log books and History records

Subsection: MIS and Log books

1: Gas Bank Maintenance and Log Book **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
Rating: 10
- 4: Elevators
Rating: 10
- 5: Transformers & Panel Boards (With Test Reports)
Rating: 10
- 6: Generators
Rating: 8
- 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: 8
- 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
Rating: 10

- 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: 8
- 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
Rating: 10
- 2: Generators
Rating: 8
- 3: STP, WTP, HNS & Water Purifiers
Rating: 10
- 4: Elevators
Rating: 10
- 5: Fire Alarm System
Rating: 10
- 6: Cold Rooms
Rating: 8
- 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: 8

4: History Log Book

Rating: 10

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: 8

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 FIXIT1: No of Rooms Done During the period ☒ Not Applicable**Section:** CAPEX & Rennovations**Subsection:** CAPEX & Rennovations1: Room upgradation / Renovation ☒ Not Applicable2: Public Areas Upgradation ☒ Not Applicable3: Building upgradation ☒ Not Applicable4: Equipments Upgradation ☒ Not Applicable5: Back Areas Renovation ☒ Not Applicable