

# Audit Report for Audit ID - AU0080-4

## Engineering Audit Report

Audit Score

86/100

### Details

Audit	AU0080
Scheduled Audit	AU0080-4
Location	Visakhapatnam
Hotel	GreenPark Hotel- GPV
Department	Engineering
Checklist	Engineering Audit Report
Audit Type	Internal
Auditor	Mahesh Babu
Start Date	01-07-2019
End Date	31-07-2019
Submitted Date	29-07-2019
Status	Completed
Assigned By	Administrator Account
Non-Compliance	34
Chronic Issues	8

## Comparison

### GREENPARK HOTEL- GPV ENGINEERING AUDIT REPORT

ENGINEERING AUDIT REPORT		Dec 2018	Jul 2019	VARIANCE	% of Increase / Decrease (-/+)
S.No	Sections	SCORE OBTAINED	SCORE OBTAINED		
1	Annual Maintenance Contracts	85	92	7	8.24%
2	Monthly information system log books and History records	94	93	-1	-1.06%
3	Heat Light R&M Expenditure	82	80	-2	-2.44%
4	Ken Fixit Rooms	70	70	0	0%
5	CAPEX & Rennovations	88	90	2	2.27%
6	Preventive Maintenance	86	87	1	1.16%
7	Performance of Machinaries Efficiency with Safeties	86	90	4	4.65%
Audit Score		● 84	● 86	2	2.38%

	80-100 = Green	Good / Excellent
	61-79 = Yellow	Average
	60 below is Red	Poor / Fair

## Non-Compliance

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

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

1: Power Consumption Units Review **NC**

Rating: 6

Observation Text :

last 6 months Budget :- 975316/ actual:- 1074547= - 99231 power consumption is very high, more than budget. To take necessary control measures on top priority.

2: Boilers Diesel Consumption Analysis **NC**

Rating: 7

Observation Text :

Hot water boiler last 6 months Budget :- 5209/ actual:- 5534= - 325 ltrs

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

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

Rating: 7

Observation Text :

Target :- 65/ actual:- 36= 55% achieved to be improved.

**Section:** Preventive Maintenance

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

1: Pumps starter panels over all condition. **NC**

Rating: 7

Attachments :

QUE112\_IMG\_20190725\_204131.jpg

QUE112\_IMG\_20190725\_204409.jpg

Observation Text :

1.pumps panel cable chamber Y phase connection terminal burning need to be rectified. 2. MCB'S are hanging and cables are loose contact. overall pm to be improve.

2: Over all pm carrying out procedures. **NC**

Rating: 7

Attachments :

QUE122\_IMG\_20190725\_210125.jpg

QUE122\_IMG\_20190725\_210217.jpg

Observation Text :

PM TO BE IMPROVED

**Section:** Preventive Maintenance

**Subsection:** Boilers Hot Water and Steam

- 1: Boilers electrical panel and terminals condition. **NC**

Rating: 7

Attachments :

QUE126\_IMG\_20190726\_125437.jpg

Observation Text :

HOT water boiler HRC fuses all are directed, kindly replace with new

**Section:** Preventive Maintenance

**Subsection:** Earth Pits and Leakage Currents

- 1: Earth Pit value checking Status or check list **NC**

Rating: 7

Attachments :

QUE184\_IMG\_20190726\_182320.jpg

Observation Text :

Quarterly check is not there last done in may-2018

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

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

- 1: Feed water low level tripping **NC**

Rating: 6

Observation Text :

Hot water boiler low level tripping not working

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

**Subsection:** Elevators

- 1: Annual safety reports. **NC**

Rating: 7

Observation Text :

not available.

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

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

- 1: Ahu door safety switch status. **NC**

Rating: 7

Observation Text :

Ahu door safety system need to ne provide

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

**Subsection:** Transformers, Switchgear & Panels

- 1: Oil leakages. **NC**

Rating: 6

Attachments :

QUE285\_IMG\_20190725\_215713.jpg

Observation Text :

One transformer oil leak and under shut down

2: Earth pits reports and condition **NC**

Rating: 7

Observation Text :

Recent test reports are not available

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

**Subsection:** Generators

1: Emergency stop. **NC**

Rating: 6

Attachments :

QUE306\_IMG\_20190725\_220003.jpg

Observation Text :

gmmco Dg Emergency push button not working

2: Diesel tank and line status. **NC**

Rating: 7

Attachments :

QUE308\_IMG\_20190725\_220045.jpg

Observation Text :

Return line need to fix properly

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

**Subsection:** Fire Alarm & Firefighting System

1: Fire line Pressure check and auto system **NC**

Rating: 7

Attachments :

QUE312\_IMG\_20190725\_222211.jpg

Observation Text :

Jockey pump on in auto mode ,but hydraunt pump not on in auto mode need to be Rectify

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

**Subsection:** Cold Rooms

1: Defrosting system/ ice formation. **NC**

Rating: 7

Attachments :

QUE345\_IMG\_20190725\_231112.jpg

Observation Text :

veg cold room ice formation need to be Rectify

2: Coldroom Door PVC Strips **NC**

Rating: 7

Attachments :

QUE349\_IMG\_20190725\_231206.jpg

QUE349\_IMG\_20190725\_231237.jpg

Observation Text :

veg and non veg cold room PVC strip curtain damages need to be replace

# Chronic

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

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

1: Power Consumption Units Review **NC**

Rating: 6

Observation Text :

last 6 months Budget :- 975316/ actual:- 1074547= - 99231 power consumption is very high, more than budget. To take neccessary control measures on top priority.

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

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

Rating: 7

Observation Text :

Target :- 65/ actual:- 36= 55% achived to be improved.

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

**Subsection:** Elevators

1: Annual safety reports. **NC**

Rating: 7

Observation Text :

not available.

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

**Subsection:** Transformers, Switchgear & Panels

1: Oil leakages. **NC**

Rating: 6

Attachments :

QUE285\_IMG\_20190725\_215713.jpg

Observation Text :

One transformer oil leak and under shut down

# Audit Questionnaire

## Section: Annual Maintenance Contracts

### Subsection: AMC

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

Rating: 9

2: Generators

Rating: 9

Observation Text :

AMC renewal done.

3: STP, WTP, HNS & Water Purifiers

Rating: 9

Attachments :

QUE45\_IMG\_20190725\_110556.jpg

Observation Text :

STP AMC and water testing report are available

4: Elevators

Rating: 9

Observation Text :

AMC Renuwal is done.

5: Fire Alarm System ☒ Not Applicable

6: Cold Rooms

Rating: 9

Observation Text :

Meat freezer AMC Renuwal under DMS approval. existing AMC expired on 07-07-19.  
other cold rooms all are available

7: Inverters and UPS ☒ Not Applicable

8: Kitchen Equipments ☒ Not Applicable

9: Boilers

Rating: 10

Observation Text :

Up to April there is visits after that AMC stopped due to laundry machines changes

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

## 2: All the Equipment Log Books

Rating: 9

Observation Text :

Available and updated

## 3: History Cards For All the Equipments

Rating: 9

Observation Text :

available and updated

## 4: History Log Book

Rating: 9

Observation Text :

available and updated

## 5: CE Log book and Daily Report

Rating: 9

Attachments :

QUE57\_IMG\_20190726\_113114.jpg

QUE57\_IMG\_20190726\_113130.jpg

Observation Text :

ok

## 6: Room Maintenance Log Sheets / Books

Rating: 9

Attachments :

QUE58\_IMG\_20190726\_112819.jpg

QUE58\_IMG\_20190726\_112846.jpg

Observation Text :

ok

## 7: KEN FIXIT Room Log Sheets / Books

Rating: 9

Attachments :

QUE59\_IMG\_20190726\_112951.jpg

QUE59\_IMG\_20190726\_113009.jpg

## 8: Public Areas (Toilets) Log Book

Rating: 9

Attachments :

QUE60\_IMG\_20190726\_121342.jpg

Observation Text :

ok

## 9: Gas Bank Maintenance and Log Book

Rating: 9

Attachments :

QUE61\_IMG\_20190726\_103611.jpg

Observation Text :

available.

## 10: Water and other Test Reports

Rating: 9

Observation Text :

all months reports are available and normal

## 11: Energy Meter's Reading.

Rating: 9

Attachments :

QUE63\_IMG\_20190726\_103832.jpg

Observation Text :

Available

## 12: APSEB Meter Reading.

☒ Yes

Attachments :

QUE64\_IMG\_20190726\_103722.jpg

Observation Text :

updated

13: APSEB Meter Reading. ☒ Not Applicable

## 14: DG Log Book - 1&amp;2

Rating: 8

Attachments :

QUE66\_IMG\_20190726\_104143.jpg

QUE66\_IMG\_20190726\_104200.jpg

QUE66\_IMG\_20190726\_104219.jpg

Observation Text :

Daily trail run taking but readings not mention , need to be improved

## 15: Daily Energy Marshelling

☒ Yes

## 16: PM Laundry Equipments

Rating: 9

Observation Text :

All history cards updated available

## 17: WTP Log Book

☒ Yes

Attachments :

QUE69\_IMG\_20190726\_104544.jpg

QUE69\_IMG\_20190726\_104732.jpg

Observation Text :

Available

18: Steam Boiler Log Book

Rating: 9

Attachments :

QUE70\_IMG\_20190726\_165302.jpg

Observation Text :

available, but replaced the electrical and Gas laundry equipment .

19: Hot Water Boiler Log Book

☒ Yes

Attachments :

QUE71\_IMG\_20190726\_123142.jpg

Observation Text :

ok

20: RO Plant Log book ☒ Not Applicable

21: Hot Water Temp Log Book

☒ Yes

Attachments :

QUE73\_IMG\_20190726\_104938.jpg

22: Drip System log book ☒ Not Applicable

23: Heat Pump log book ☒ Not Applicable

24: AC Plant log Book

Rating: 8

Attachments :

QUE76\_IMG\_20190726\_104852.jpg

QUE76\_IMG\_20190726\_104908.jpg

QUE76\_IMG\_20190726\_110033.jpg

QUE76\_IMG\_20190726\_110050.jpg

Observation Text :

All parameters need to be mention, need to be log book improvement

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

☒ Yes

Attachments :

QUE77\_IMG\_20190726\_110515.jpg

QUE77\_IMG\_20190726\_110541.jpg

26: Cold Storage Log Book

Rating: 9

Attachments :

QUE78\_IMG\_20190726\_110904.jpg

QUE78\_IMG\_20190726\_110921.jpg

27: Kitchen Equipments Daily Check Book

Rating: 9

Attachments :

QUE79\_IMG\_20190726\_111125.jpg

28: AHU Temp. Monitoring Log Sheets

☒ Yes

Attachments :

QUE80\_IMG\_20190726\_111239.jpg

QUE80\_IMG\_20190726\_111254.jpg

29: Rooms FCUs & Shower Heads Cleaning

☒ Yes

Attachments :

QUE81\_IMG\_20190726\_111411.jpg

Observation Text :

ok

30: STP Log Book

☒ Yes

Attachments :

QUE82\_IMG\_20190725\_202100.jpg

QUE82\_IMG\_20190725\_202121.jpg

Observation Text :

ok

31: Pool Log Book

Rating: 9

32: Complaint Register

Rating: 9

Attachments :

QUE84\_IMG\_20190726\_112041.jpg

QUE84\_IMG\_20190726\_112124.jpg

Observation Text :

Some of the complaints remarks not mentioned, need to be improve

33: Shift Log Book

☒ Yes

34: Room Daily PM Log Book

☒ Yes

Attachments :

QUE86\_IMG\_20190726\_112327.jpg

QUE86\_IMG\_20190726\_112349.jpg

35: PM Plant & Equipments

Rating: 9

Attachments :

QUE87\_IMG\_20190726\_112422.jpg

QUE87\_IMG\_20190726\_112455.jpg

QUE87\_IMG\_20190726\_112508.jpg

Observation Text :

ok

36: FCU Filetrs

☒ Yes

37: FCU Coil Chemical Servicing

☒ Yes

38: Fire Diesel Engine Check

Rating: 9

Attachments :

QUE90\_IMG\_20190726\_121502.jpg

QUE90\_IMG\_20190726\_121527.jpg

Observation Text :

monthly thrice is doing , need to be done Monthly 4 times compulsory

39: Fire Diesel Engine Check ☒ Not Applicable

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

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

1: Power Consumption Units Review **NC**

Rating: 6

Observation Text :

last 6 months Budget :- 975316/ actual:- 1074547= - 99231 power consumption is very high, more than budget. To take neccessary control measures on top priority.

2: Genset Diesel Consumption Analysis

Rating: 9

Observation Text :

last 6 months Budget :- 32156/ actual:- 24689= +7467

3: Boilers Diesel Consumption Analysis **NC**

Rating: 7

Observation Text :

Hot water boiler last 6 months Budget :- 5209/ actual:- 5534= - 325 ltrs

4: Water Consumption

Rating: 9

Observation Text :

last 6 months Budget :- 6666 / actual:- 1386= +5280

5: Overall R&M Expenditure

Rating: 9

Observation Text :

last 6 months Budget :- 26.25 / actual:- 24.46 = + 1.79

**Section:** Ken Fixit Rooms

**Subsection:** KEN FIXIT

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

Rating: 7

Observation Text :

Target :- 65/ actual:- 36= 55% achived to be improved.

**Section:** CAPEX & Rennovations

**Subsection:** CAPEX & Rennovations

1: Room upgradation / Renovation ☒ Not Applicable

2: Public Areas Upgradation

Rating: 9

Observation Text :

Chancery hall work under progress

3: Building upgradation

Rating: 9

Observation Text :

Building plastering work under progress

4: Euipments Upgradation

Rating: 9

Observation Text :

Laundry new machines replaced done

5: Back Areas Renovation ☒ Not Applicable

**Section:** Preventive Maintenance

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

1: Internal preventive maintenance schedule.

Rating: 9

Observation Text :

Available

2: History cards updation & placing at equipment.

Rating: 9

3: AHU's filter condition.

Rating: 8

Observation Text :

Need to improve

4: FCU's filter condition.

Rating: 8

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

Rating: 9

6: Pumps leakages.

Rating: 9

7: Pumps base conditions.

Rating: 9

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

Rating: 9

Attachments :

QUE110\_IMG\_20190725\_203939.jpg

Observation Text :

cooling tower water leaking and fungus formation need to clean and rectify.

9: Pumps electrical terminals.

Rating: 9

10: Pumps starter panels over all condition. **NC**

Rating: 7

Attachments :

QUE112\_IMG\_20190725\_204131.jpg

QUE112\_IMG\_20190725\_204409.jpg

Observation Text :

1.pumps panel cable chamber Y phase connection terminal burning need to be rectified. 2. MCB'S are hanging and cables are loose contact. overall pm to be improve.

11: Pumps loads/current.

Rating: 9

12: VFD's working status. ☒ Not Applicable

13: VFD's auto/ manual. ☒ Not Applicable

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

Rating: 8

Attachments :

QUE116\_IMG\_20190726\_165912.jpg

Observation Text :

Need to be improve the cleaning process

15: Cooling tower gear box noise level.

Rating: 9

Observation Text :

no noisy

16: Gear box oil levels.

Rating: 9

Observation Text :

Good

17: Chiller plants load vs current parameters.

Rating: 9

Attachments :

QUE119\_IMG\_20190726\_171434.jpg

Observation Text :

at 60% load @115amps

18: Chiller plants condensor and evaporator water pressure guages.

Rating: 8

Attachments :

QUE120\_IMG\_20190726\_171522.jpg

QUE120\_IMG\_20190726\_171557.jpg

Observation Text :

Damaged and not working gauges to be replace.

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

Rating: 8

Attachments :

QUE121\_IMG\_20190725\_205951.jpg

Observation Text :

B- PHASE getting heated , need to proper tighten and dressing

20: Over all pm carrying out procedures. **NC**

Rating: 7

Attachments :

QUE122\_IMG\_20190725\_210125.jpg

QUE122\_IMG\_20190725\_210217.jpg

Observation Text :

PM TO BE IMPROVED

**Section:** Preventive Maintenance



**Subsection:** Boilers Hot Water and Steam

- 1: Internal preventive maintenance schedule.

Rating: 9

- 2: History cards updation & placing at equipment.

Rating: 9

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

Rating: 8

Attachments :

QUE125\_IMG\_20190726\_124740.jpg

Observation Text :

slight leakage and pump noisy need to be Rectify

- 4: Boilers electrical panel and terminals condition. **NC**

Rating: 7

Attachments :

QUE126\_IMG\_20190726\_125437.jpg

Observation Text :

HOT water boiler HRC fuses all are directed, kindly replace with new

- 5: Exhaust motor and blower noise

Rating: 9

Observation Text :

No Noisy found

- 6: All valves leakages.

Rating: 9

Observation Text :

No leakages

- 7: Diesel hose pipes condition and quality.

Rating: 9

Attachments :

QUE129\_IMG\_20190726\_125637.jpg

Observation Text :

Good

- 8: Diesel pump leakages.

Rating: 9

Observation Text :

No leakages

- 9: Hot water mixing tanks & plate heat exchanger

Rating: 9

Observation Text :

Good

**Section:** Preventive Maintenance

**Subsection:** Pumps & Hydro Pneumatic System

- 1: Hydro pneumatic system lines pressure guages

Rating: 9

Observation Text :

working

- 2: Hydro pneumatic system digital display & auto system.

Rating: 9

Observation Text :

Working good

- 3: Hydro pneumatic system electrical panel and connections / terminals condition.

Rating: 9

Observation Text :

Good

**Section:** Preventive Maintenance

**Subsection:** Elevators

- 1: ARD System

Rating: 9

Observation Text :

ARD System is not available , need to be installed.

- 2: Emergency Alarm

Rating: 8

Observation Text :

Guest lifts back office connecting phone not working , buzzer system working for all elevators

- 3: Door Sensor

Rating: 9

Observation Text :

working

- 4: Car any abnormal noisy

Rating: 9

Observation Text :

No noise

- 5: All elevators Electrical DB status

Rating: 8

Attachments :

QUE139\_IMG\_20190725\_210926.jpg

QUE139\_IMG\_20190725\_210958.jpg

Observation Text :

DB status and no burning cables , but lot of dust PM to be improve

6: Machine Room Status

Rating: 8

Attachments :

QUE140\_IMG\_20190725\_210812.jpg

Observation Text :

Machine room is hot exhaust fan to be provide ,

**Section:** Preventive Maintenance

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

1: Physical observations.

Rating: 8

Attachments :

QUE99\_IMG\_20190726\_195714.jpg

QUE99\_IMG\_20190726\_195744.jpg

QUE99\_IMG\_20190726\_195836.jpg

QUE99\_IMG\_20190726\_195903.jpg

Observation Text :

All floors main power panel in LT Panel room and Restaurants and lobby main power panel in electrical room , out going cables burning and connectors to be replace.

2: Oil leakages.

Rating: 8

Attachments :

QUE142\_IMG\_20190725\_211116.jpg

Observation Text :

Transformer- 1 no oil leakages due to gasket damages, need to be replace. present this transformer is shut down

3: Silica gel.

Rating: 9

4: Oil level.

Rating: 10

5: Winding temperature ☒ Not Applicable

6: Oil temperature

Rating: 10

Attachments :

QUE146\_IMG\_20190726\_181953.jpg

Observation Text :

45 degrees

7: CTPT any oil leakages.

Rating: 9

Observation Text :

Good

**Section:** Preventive Maintenance

**Subsection:** Generators

1: Physical observations.

Rating: 9

Observation Text :

GOOD

2: A- check reports.

Rating: 9

3: Engine oil level.

Rating: 9

Observation Text :

Good

4: Battery voltages & distill water etc.

Rating: 8

Attachments :

QUE151\_IMG\_20190725\_212003.jpg

Observation Text :

GMMCO DG battery problem, need to be Rectify

5: Digital meters.

Rating: 9

Attachments :

QUE152\_IMG\_20190725\_212055.jpg

Observation Text :

all analog meters are working

6: Coolant water level or related cooling tower status.

Rating: 9

7: Diesel tank and line status.

Rating: 8

Attachments :

QUE154\_IMG\_20190725\_211801.jpg

Observation Text :

Gmmco DG return line pipe to be connect properly

**Section:** Preventive Maintenance

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

- 1: Panel lock and key system

Rating: 9

Observation Text :

Good

- 2: Alarms recording log books.

Rating: 8

Observation Text :

Need to be improve

- 3: Smoke detectors cleaning schedule.

Rating: 9

- 4: Smoke detectors indications.

Rating: 9

- 5: Fire D.G trial runs

Rating: 8

Attachments :

QUE159\_IMG\_20190726\_172041.jpg

QUE159\_IMG\_20190726\_172442.jpg

Observation Text :

Air locking to be rectify ( float problem) and petroleum gel to be apply to connectors

- 6: Fire D.G battery voltages.

Rating: 9

Observation Text :

25 volts good

- 7: Booster and jockey pumps auto manual.

Rating: 8

Attachments :

QUE161\_IMG\_20190726\_172618.jpg

Observation Text :

Hydraunt pump not on in auto ,the pressure drop up to 2 kg and all pumps are ok

- 8: Physical Obsevation

Rating: 8

Attachments :

QUE162\_IMG\_20190725\_212728.jpg

QUE162\_IMG\_20190725\_212851.jpg

Observation Text :

After close the head valve pressure gauge showing the pressure, need to check the all pressure gauges dryer -1 Gas pressure gauge not working, to be replaced.

**Section:** Preventive Maintenance**Subsection:** Laundry Equipment

- 1: All Lint box cleaning.

Rating: 9

Attachments :

QUE163\_IMG\_20190725\_212458.jpg

QUE163\_IMG\_20190725\_212510.jpg

Observation Text :

Clean

- 2: Any water leakages at the equipment

Rating: 10

Observation Text :

No

- 3: Steam temperature of Dryers.

Rating: 9

Attachments :

QUE165\_IMG\_20190726\_172728.jpg

QUE165\_IMG\_20190726\_172743.jpg

Observation Text :

Dryer inlet temperature- 105 and out let 55degrees

- 4: Dryer and washing machine V belts

Rating: 9

Observation Text :

Good

- 5: Calendar machine v belts. ☒ Not Applicable

- 6: All equipment oiling and greasing condition ☒ Not Applicable

- 7: Heat recovery system ☒ Not Applicable

**Section:** Preventive Maintenance**Subsection:** Guest Rooms & Ken Fixit Rooms

- 1: All lights working Status

Rating: 9

Observation Text :

working

- 2: Overall FCU checking

Rating: 9

Attachments :

QUE129\_IMG\_20190726\_205324.jpg

## Observation Text :

drain line permanent solution with u- trap need to be done

## 3: Trap door cleaning.

Rating: 9

## 4: Bathroom checking.

Rating: 9

## Attachments :

QUE173\_IMG\_20190725\_161637.jpg

QUE173\_IMG\_20190725\_164007.jpg

## Observation Text :

424 Bathroom mirror need to be change 306- Bathroom door not closing properly.

## 5: Painting and Polishing.

Rating: 8

## Attachments :

QUE174\_IMG\_20190725\_155245.jpg

QUE174\_IMG\_20190725\_162315.jpg

QUE174\_IMG\_20190725\_165546.jpg

## Observation Text :

501 Handicapped room door hard and not closing properly 434 Grill above cracks are visible. 228- trap door area paint touch up to be done.

## 6: Painting and Polishing.

Rating: 8

## Attachments :

QUE175\_IMG\_20190725\_161850.jpg

## Observation Text :

424 -head board above crack filled but not proper.

## 7: Wardrobe door noisy.

Rating: 9

## Observation Text :

No noisy

## 8: Key tag working status.

Rating: 9

## Observation Text :

working

9: DND and HK working status. ☒ Not Applicable

## 10: Guest rooms PM Monthly targets

Rating: 9

## Observation Text :

achived

**Section:** Preventive Maintenance**Subsection:** Shower Heads, Public Area Toilets

- 1: Check list.  
Rating: 9
- 2: Achieving of monthly targets.  
Rating: 9
- 3: Physical condition of shower head  
Rating: 8

**Section:** Preventive Maintenance**Subsection:** Earth Pits and Leakage Currents

- 1: Earth Pit Numbering  
Rating: 8

Observation Text :  
Numbering need to be done

- 2: Earth Pit value checking Status or check list **NC**  
Rating: 7  
Attachments :  
QUE184\_IMG\_20190726\_182320.jpg

Observation Text :  
Quarterly check is not there last done in may-2018

- 3: All earth Pit Nut & Bolt Status  
Rating: 8  
Attachments :  
QUE185\_IMG\_20190726\_173003.jpg  
QUE185\_IMG\_20190726\_173013.jpg

Observation Text :  
Nut bolts to be replace with SS

- 4: Earth Pit covering  
Rating: 9

Observation Text :  
Good

**Section:** Preventive Maintenance**Subsection:** Heat Pumps

- 1: Thermostats display ☒ Not Applicable
- 2: After reaching set point cut off status. ☒ Not Applicable
- 3: Evaporator Coil cleaning. ☒ Not Applicable



4: Compressor electrical terminals. ☒ Not Applicable

5: Main electrical panel ☒ Not Applicable

**Section:** Preventive Maintenance

**Subsection:** Cold Rooms

1: Thermostats display

Rating: 9

Observation Text :

Good

2: After reaching set point cut off status.

Rating: 9

Observation Text :

yes

3: Evaporator Coil cleaning / Defrosting / ice formation.

Rating: 8

Attachments :

QUE194\_IMG\_20190725\_213131.jpg

QUE194\_IMG\_20190725\_213147.jpg

Observation Text :

Veg cold room ice formation is happening need to be rectify

4: Compressor electrical terminals.

Rating: 9

Observation Text :

Good

5: Condenser coil cleaning.

Rating: 9

Observation Text :

Good

6: Main electrical panel.

Rating: 9

Observation Text :

good

7: Physical observations if any.

Rating: 9

Observation Text :

no

**Section:** Preventive Maintenance

**Subsection:** All Kitchen Equipments

- 1: Internal preventive maintenance schedule.  
Rating: 9
- 2: History cards updation & placing at equipment.  
Rating: 9
- 3: Physical observations.  
Rating: 9
- 4: Main panels and breakers  
Rating: 8

Observation Text :  
improve the PM

- 5: All equipment earthing and other safeties observations.  
Rating: 9
- 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

Observation Text :  
Good

- 2: Chiller Refrigerant operating pressure.  
Rating: 9

Attachments :

QUE206\_IMG\_20190724\_130002.jpg

Observation Text :  
good

- 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: 8

Attachments :

QUE209\_IMG\_20190724\_125749.jpg

QUE209\_IMG\_20190724\_130146.jpg

Observation Text :  
condenser approach - 2.1c Evaporator approach - 12.2 c

6: Condenser/ Primary Pump Status

Rating: 9

7: Cooling towers sump and fills condition

Rating: 8

Observation Text :

Cleaning need to be improve

8: Cooling tower make up water quality and water standards

Rating: 9

9: Cooling tower makeup water float system.

Rating: 9

10: Cooling tower fan safety grill

Rating: 9

11: Chilled water air relief valves

Rating: 9

12: Chilled water lines insulation condition.

Rating: 9

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

Rating: 9

2: Feed water pump Leakage and belt condition

Rating: 8

Observation Text :

HOT water boiler feed pump slight water leakage and noisy to be rectify

3: Fuel Pump condition

Rating: 9

4: Steam Blowdown time as per limit ☒ Not Applicable

5: Steam High pressure safety valve ☒ Not Applicable

6: Steam Valves condition-If any leakage ☒ Not Applicable

7: Steam High Pressure cut off ☒ Not Applicable

8: Steam High temperature tripping ☒ Not Applicable

9: Feed water low level tripping **NC**

Rating: 6

Observation Text :

Hot water boiler low level tripping not working

10: Photo cell condition

Rating: 10

Observation Text :

Good

11: Operating parameters

Rating: 10

Observation Text :

inlet 45 and out let 52 degrees

12: Exhaust blower condition and Smoke color

Rating: 10

Observation Text :

normal

13: All pressure gauges functioning

Rating: 10

14: Steam line insulation ☒ Not Applicable

15: HSD and Feed water tanks and gauges condition

Rating: 10

16: Flexible high / low pressure hose pipes condition

Rating: 10

17: Economizer condition ☒ Not Applicable

18: Economizer condition ☒ Not Applicable

19: History cards

Rating: 10

20: Inlet and out let Water temperatures ☒ Not Applicable

21: Inlet and out let Water Pressures ☒ Not Applicable

22: Photo cell condition ☒ Not Applicable

23: Operating parameters ☒ Not Applicable

24: Flexible hose pipes condition ☒ Not Applicable

25: HSD and Feed water tanks and gauges condition ☒ Not Applicable

26: AMC Reports

Rating: 10

Observation Text :

steam boiler is removed after May No AMC.

27: History cards

Rating: 10

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

**Subsection:** Pumps & WTP

1: Physical Condition of the filters

Rating: 9

Observation Text :

good

2: Water leakages

Rating: 9

Observation Text :

No leakages

3: Water quality and standards

Rating: 9

Observation Text :

Good

4: Water Tanks cleaning schedule

Rating: 9

Observation Text :

Tanks neat and clean ,but through cleaning done in November-18

5: Water tank cover condition

Rating: 9

6: History cards

Rating: 10

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

**Subsection:** Hydro Pneumatic System & STP

1: Physical Condition of the Pumps

Rating: 9

Observation Text :

Good

## 2: HNS Pumps Auto pressure controlling

Rating: 9

Observation Text :  
working

## 3: HNS VFD operation-Alarms

Rating: 9

Observation Text :  
NO alarams

## 4: HNS Display condition and pumps auto status

Rating: 9

Observation Text :  
all are in auto

## 5: HNS safety-Float control

Rating: 8

Observation Text :  
Need to be provide

## 6: Water distribution lines condition

Rating: 9

Attachments :  
QUE256\_IMG\_20190725\_213639.jpg

Observation Text :  
Need to replace the pipe

## 7: STP water quality

Rating: 9

Observation Text :  
12ppm, PH- 7.5

## 8: STP Plant condition

Rating: 9

Observation Text :  
Good

## 9: Physical Condition of the filters

Rating: 9

## 10: Water leakages

Rating: 9

Observation Text :  
no leakages found

## 11: History cards

Rating: 9

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

**Subsection:** Elevators

1: ARD System. ☒ Not Applicable

2: Emergency Alarm

Rating: 8

Observation Text :

Guest lifts phone is not working, buzzer system working

3: Door Sensor.

Rating: 9

Observation Text :

Good

4: Car any abnormal noisy.

Rating: 9

Observation Text :

No noisy

5: Annual safety reports. **NC**

Rating: 7

Observation Text :

not available.

6: AMC Reports.

Rating: 10

Observation Text :

Available

7: Firemen switch Status.

Rating: 10

8: All elevators Electrical DB status.

Rating: 10

Observation Text :

good

9: Machine Room Status.

Rating: 10

Observation Text :

ROOM is hot need to be provide exhaust and fresh air

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

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

1: AHU Filters status.

Rating: 9

Observation Text :

Good

2: AHU Drain status.

Rating: 9

3: Ahu Actuator System status.

Rating: 9

4: Ahu door safety switch status. **NC**

Rating: 7

Observation Text :

Ahu door safety system need to ne provide

5: AHU COIL & COIL base condition

Rating: 9

Attachments :

QUE275\_IMG\_20190725\_214921.jpg

Observation Text :

R&G AHU cool swetting and coil white scale formation need to be clean

6: AHU blower and motor condition

Rating: 9

Attachments :

QUE276\_IMG\_20190725\_215409.jpg

Observation Text :

MOTOR cover is missing

7: AHU physical condition

Rating: 9

Observation Text :

Good

8: Exhaust blowers physical condition

Rating: 8

Attachments :

QUE278\_IMG\_20190726\_174858.jpg

Observation Text :

staff kitchen exhaust motor Fan blade need to place

9: Exhaust blowers Motor condition

Rating: 8

10: Exhaust blowers bearings condition

Rating: 9



11: Exhaust blowers Delivery duct and canvas connection

Rating: 9

12: Exhaust blowers starter panel condition

Rating: 10

13: Exhaust blowers V belts Safety grill

Rating: 10

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

**Subsection:** Transformers, Switchgear & Panels

1: Physical observations.

Rating: 9

Observation Text :

Good

2: Oil leakages. **NC**

Rating: 6

Attachments :

QUE285\_IMG\_20190725\_215713.jpg

Observation Text :

One transformer oil leak and under shut down

3: Silica gel.

Rating: 9

4: TEST REPORTS.

Rating: 10

Attachments :

QUE287\_IMG\_20190726\_175321.jpg

Observation Text :

ok

5: RTCC Panel status. ☒ Not Applicable

6: OIL Level.

Rating: 10

7: Buchholz Relay. ☒ Not Applicable

8: Winding Temperature ☒ Not Applicable

9: Oil Temperature

Rating: 9

Attachments :

QUE292\_IMG\_20190726\_181823.jpg

Observation Text :

45 degreesrees

10: VCB or HT Panel.

Rating: 9

11: HT Relays.

Rating: 9

12: CTPT any oil leakages.

Rating: 9

13: ACB' S safety lock system.

Rating: 9

14: Earth pits reports and condition **NC**

Rating: 7

Observation Text :

Recent test reports are not available

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

**Subsection:** Generators

1: Physical observations.

Rating: 9

2: A- check reports.

Rating: 9

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

8: Electrical parameters.

Rating: 9

9: Emergency stop. **NC**

Rating: 6

Attachments :

QUE306\_IMG\_20190725\_220003.jpg

Observation Text :

gmmco Dg Emergency push button not working

10: Coolant water level or related cooling tower status.

Rating: 9

11: Diesel tank and line status. **NC**

Rating: 7

Attachments :

QUE308\_IMG\_20190725\_220045.jpg

Observation Text :

Return line need to fix properly

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

**Subsection:** Fire Alarm & Firefighting System

1: Fire panel Status.

Rating: 9

2: Repeater panel Status. ☒ Not Applicable

3: Fire Pumps water leakages.

Rating: 9

Observation Text :

No leakages found

4: Fire line Pressure check and auto system **NC**

Rating: 7

Attachments :

QUE312\_IMG\_20190725\_222211.jpg

Observation Text :

Jockey pump on in auto mode ,but hydraunt pump not on in auto mode need to be Rectify

5: Emergency fire Pump On / Off status.

Rating: 10

Observation Text :

working in auto

6: Fire Emergency pump any oil leakages.

Rating: 9

Observation Text :

No leakages while running

7: Fire line condition

Rating: 9

Observation Text :

Fire line leakage at meadows entrance area

8: Hydrant points condition

Rating: 8

Observation Text :

Good

9: Hydrant boxes condition and accessories as per standards

Rating: 9

Observation Text :

Good

10: Sprinklers condition

Rating: 9

Observation Text :

Good

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

**Subsection:** Laundry Equipment

1: All Lint box cleaning.

Rating: 9

Observation Text :

clean

2: Water leakages at the equipment

Rating: 10

Observation Text :

No leakages

3: Steam leakages ☒ Not Applicable

4: Steam Driers temperatures

Rating: 10

Attachments :

QUE322\_IMG\_20190726\_175604.jpg

QUE322\_IMG\_20190726\_175612.jpg

Observation Text :

inlet 106 and out let 55 degrees

5: Steam Driers coils condition

Rating: 10

6: Steam Driers V-belts safety guards

Rating: 10

7: Steam Driers safety -door limit switch

Rating: 10

Observation Text :

Good

8: Washing machine Door safety

Rating: 10

Observation Text :

working good

9: Calendar machine safeties ☒ Not Applicable

10: Hydro extractor safety switch. ☒ Not Applicable

11: Heat recovery system. ☒ Not Applicable

12: Running steam lines condition / insulation. ☒ Not Applicable

13: Dry cleaning machine are safety tools ☒ Not Applicable

14: History Cards

Rating: 10

Observation Text :

Available and updated

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

**Subsection:** Heat Pumps

1: Temperature controller display and functioning ☒ Not Applicable

2: Evaporator Coil Condition ☒ Not Applicable

3: Evaporator fan condition ☒ Not Applicable

4: Inlet and Outlet temperatures ☒ Not Applicable

5: Water circulation pumps condition auto/ manual. ☒ Not Applicable

6: Physical observations if any. ☒ Not Applicable

7: Water leakages ☒ Not Applicable

8: History Cards ☒ Not Applicable

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

**Subsection:** Cold Rooms

1: Temperature controller display and functioning

Rating: 10

Observation Text :

all working

## 2: Evaporator Coil Condition

Rating: 10

Observation Text :

good

## 3: Evaporator fan condition

Rating: 10

Observation Text :

Good

## 4: After reaching set point cut off status.

Rating: 10

5: Defrosting system/ ice formation. **NC**

Rating: 7

Attachments :

QUE345\_IMG\_20190725\_231112.jpg

Observation Text :

veg cold room ice formation need to be Rectify

## 6: Condenser condition

Rating: 9

## 7: Compressor conditon

Rating: 8

Observation Text :

Good

## 8: Coldroom Door closer and gasket

Rating: 10

Observation Text :

good

9: Coldroom Door PVC Strips **NC**

Rating: 7

Attachments :

QUE349\_IMG\_20190725\_231206.jpg

QUE349\_IMG\_20190725\_231237.jpg

Observation Text :

veg and non veg cold room PVC strip curtain damages need to be replace

## 10: Electrical panel condition

Rating: 8

## 11: Emergency buzzer functioning

Rating: 10

Observation Text :

working

12: Coldroom Inside lighting

Rating: 10

Observation Text :

working

13: Cold room inside flooring condition

Rating: 9

Observation Text :

Good

14: Physical observations if any.

Rating: 9

Observation Text :

good

15: AMC Report

Rating: 9

Observation Text :

All reports are available

16: History Cards

Rating: 9

Observation Text :

Available