



Client Name		Date	
Site Address		Auditor	
Assets		Contact	

1. Executive Summary & Key Findings

This audit is a physical inspection to identify operational risks that can lead to performance degradation, unplanned downtime, and premature asset failure.

- **Overall System Status:** [GOOD / MONITOR / HIGH RISK]
- **Key Physical Finding:** [e.g., "Severe scale and biological fouling observed on fill media, restricting airflow and insulating heat-exchange surfaces."]
- **Primary Operational Risk:** [e.g., "System is operating significantly below its original design efficiency, placing excess load on chillers and fans and increasing operational costs."]
- **Recommended Action:** A full restoration service is recommended to restore system integrity, prevent component failure, and improve efficiency.

2. Physical Inspection Scorecard

This is the "boots-on-the-ground" assessment of your physical equipment.

Component	Observation	Operational Risk	Status
Fill Media	[e.g., "Heavy scale buildup and biological fouling. ~60% of airflow appears obstructed."]	Risk: Acts as an insulator, drastically reducing thermal efficiency. This forces fans/chillers to run harder and longer, consuming excess energy.	
Sump / Basin	[e.g., "Significant sludge accumulation (~2 inches) and visible biofilm on walls."]	Risk: This sludge and debris is pulled into the system, clogging nozzles, strainers, and pumps. This is a primary driver of mechanical failure.	
Drift	[e.g., "Visible scale, appears	Risk: Clogged eliminators reduce	



Eliminators	brittle. Clogged with debris."]	airflow (lowering performance). Brittle components can break, fall into the system, and damage pumps.	
Mechanicals (Fan/Motor)	[e.g., "Minor surface corrosion on fan housing. No unusual vibration."]	Risk: Corrosion indicates a risk of premature asset failure. This should be monitored to avoid a major, unbudgeted CapEx replacement.	
Structure	[e.g., "No visible leaks or cracks."]	Risk: Asset appears structurally sound.	

3. Performance & Water Quality Metrics

This data provides insight into the cause of the physical problems.

Test	Result	Industry standard	Observation(What it Indicates)	Status
pH		6.8-8.2	Impact: The current pH level is [corrosive/scaling] and is accelerating [rust/scale buildup].	
EC (Conductivity)	____ µS/cm	Bleed point ±5 %	Impact: High conductivity shows excessive mineral concentration. This is the root cause of the scale we see.	
ATP (Organic Load)	____ RLUs	< 300 RLUs	Impact: High ATP means there is a high load of "food" for bacteria, which is the root cause of the observed biofilm.	
Turbidity (Clarity)	____ NTUs	< 5 NTUs	Impact: High turbidity (dirty water) proves the system is circulating solids, which clogs nozzles and reduces efficiency.	

4. Recommended Action Plan

To restore system integrity, guarantee uptime, and improve performance, we recommend the following based on our direct observations:

- ☐ **HIGH PRIORITY: "WSC Uptime & Performance Guarantee" Service** A comprehensive restoration service to address the risks identified in this audit, including a full system deep clean, disinfection, and (if applicable) media/component replacement.
- ☐ **MONITOR:** [e.g., "Full System Cleaning Recommended"]
- ☐ **GOOD:** [e.g., The system appears in good condition. No immediate action required, Keep up with the regular maintenance schedule to keep up the system health]

Thank you for the opportunity to conduct this audit. I will follow up to discuss these findings and provide a formal proposal for the recommended service.

*This is a preliminary report.
Contact WaterSystems to schedule your full system service and
comprehensive analysis.*