PIP TECHNICAL GAP REPORT · GUEST ROOM TECHNICAL LINES

The gap between the building and the brand's technical standard, line by line

Each PIP line with the current condition, the work needed and how it is priced, plus a risk register for what can't be seen until opening up: provisional quantities where it can be measured, named provisional sums where it can't yet be defined. Issued before you commit.

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Technical PIP lines in the guest room	At brand standard today in room 907 (sheet 2)	Rooms affected, 16 per floor on L2–L12	Provisional quantities + named provisional sum, for hidden conditions

1 PIP lines, typical king room

EXAMPLE · STANDARDS DIFFER BY BRAND AND TIER

PIP	LINE	WORK NEEDED	PRICE BASIS	TODAY
01	**Key-card energy switch**	Switch at the door linked to lighting and the fan coil; minibar and one bedside USB socket kept live	Unit rate per room	Gap
02	**Quiet fan coil and thermostat**	Fan coil concealed in the entry bulkhead with a quiet EC fan, a linear grille toward the bed and a digital thermostat	Unit rate per room; ties to CT-01 line C-02	Gap
03	**Shower flow and hot water**	Thermostatic mixer; flow and hot-water time tested at the top-floor room against the brand minimum	Unit rate per room; plant in CT-01 line C-05	Gap
04	**Sprinkler coverage and room alarm**	Coverage checked to the new layout; concealed heads where the brand requires; smoke detector with sounder base; corridor wall penetrations fire-stopped	Unit rate per head and device; PS-01, PQ-02	Gap
05	**Bedside power and USB**	Power and USB-A/USB-C at both bedsides, with a master light switch	Unit rate per room	Gap
06	**LED lighting with scenes**	Warm 2700–3000 K dimmable LED downlights and a curtain pelmet light, on room scenes	Unit rate per room	Gap

Your report adds the SAR price for each line, by room type and floor. Prices are left out of this specimen.

2 Risk register: provisional quantities and named provisional sums

REF	WHAT CAN'T BE SEEN YET	HOW IT IS CONFIRMED	HOW IT IS PRICED
PQ-01	Chilled water branch valves and drain lines above the corridor ceiling that need replacing	Opened up in the mock-up room 907 and test-closed before rollout; each one replaced is counted	provisional quantity × tendered rate, remeasured
PQ-02	Fire-stopping of corridor wall penetrations beyond those visible today	Counted floor by floor as ceilings come down; recorded with photos	provisional quantity × tendered rate, remeasured
PS-01	Sprinkler branch alterations once coverage is checked against the new layout	Coverage drawing by a licensed office; approved before ordering	named provisional sum · SAR, spent only on your instruction

What can be measured once ceilings are open is a provisional quantity at a tendered unit rate and is remeasured; what can't yet be defined is a named provisional sum, spent only on your instruction. Neither is an open variation.

Drawings and key equipment go to the brand's technical services before ordering (CT-04); the agreed room is built and signed as the mock-up (CT-10) before any floor is rolled out.

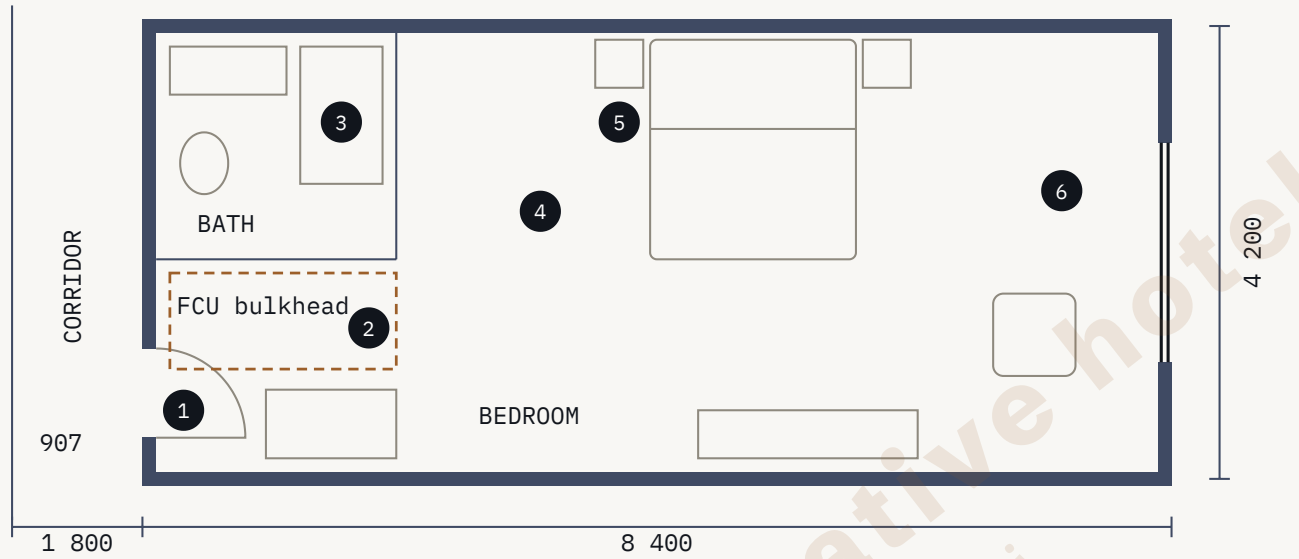
Signed: our project manager; reviewed with your director of engineering. We do not issue brand approvals: they come from the brand.

SPECIMEN · Illustrative hotel

Specimen built on an illustrative hotel. Not a CORETECH project and no client data. Figures are illustrative. Example only

TYPICAL KING ROOM · ROOM 907, FLOOR 9 · WORKS ZONE 907–912 OF 901–916

Room 907: what is there, and what the brand standard asks for



Plan of one 4,200 × 8,400 mm king room on a 1,800 mm corridor; dimensions in millimetres. Simplified from the CT-03 drawing (scale 1:50 on A3).

#	ITEM	EXISTING, ROOM 907	BRAND STANDARD	EVIDENCE AT HANDOVER
1	**Key-card energy switch**	No key-card switch. Lights and air conditioning run in empty rooms.	Key-card energy switch at the door, linked to lighting and the fan coil, with the minibar and one bedside USB socket kept live.	Function test in every room, signed on the floor checklist
2	**Quiet fan coil and thermostat**	Exposed fan coil with a worn fan. Guests hear it cycle all night, and the only control is a dial on the wall.	Fan coil concealed in the entry bulkhead with a quiet EC fan, a linear supply grille toward the bed and a digital thermostat.	Airflow per room in the balancing report (CT-11); noise measured in the room at night
3	**Shower flow and hot water**	Weak flow on upper floors, hot water slow to arrive, worn mixer.	Thermostatic mixer; flow and hot-water time tested at the top-floor room against the brand minimum; fittings meet SBC water efficiency without dropping below it.	Flow and time-to-hot recorded at the top-floor room
4	**Sprinkler coverage and room alarm**	Exposed pendent head with a chrome rosette, visible over the bed; coverage never re-checked after past refits.	Coverage checked to the new layout; concealed heads with flush cover plates where the brand requires them. Smoke detector with a sounder base, and corridor wall penetrations fire-stopped.	Approved coverage drawing; detector and sounder tests in the FLS pack (CT-12)
5	**Bedside power and USB**	One socket behind the bed, on one side only.	Power and USB-A/USB-C at both bedsides, with a master light switch.	Socket and circuit tests, insulation resistance (CT-11)
6	**LED lighting with scenes**	Halogen downlights, hot and costly to run, with no scene control.	Warm 2700–3000 K dimmable LED downlights and a curtain pelmet light, on room scenes.	Scenes demonstrated in the mock-up room (CT-10)

Brand standards differ by brand and tier; this is an example only. The room returns to sale only after the chief engineer and executive housekeeper sign it off (CT-14).

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