MV-DEMO-C01

Commercial PCA demonstration

Fictional single-story office asset | 18,000 sq ft | Built 1998

DEMONSTRATION STATUS

Fictional property, observations, records, access conditions and costs. No site visit, actual photographs, inspection date, client, professional signature or standards-compliance certification. This sample cannot support a real purchase, financing or repair decision.

CLIENT DECISION

Acquisition due diligence and an illustrative 10-year capital-planning conversation.

Decision summary

Resolve missing fire-protection documentation and a damaged handrail before relying on the property's condition. Review localized paving deterioration in the near term. Roof and HVAC renewal are hypothetical future planning allowances requiring specialist confirmation. Two immediate allowances total $4,750; the 10-year illustrative schedule totals $91,750 before inflation and contingency.

READING THIS REPORT

Use each finding ID to connect the observation, source, uncertainty and next action. A modeled system without a specific deficiency is not evidence of satisfactory condition. All evidence descriptions are fictional; no media has been acquired.

Scope and sources

REVIEW SCOPE

Walk-through condition review, hypothetical document review and hypothetical management interview, organized as a PCA example. A real ASTM E2018-24 assignment requires a written scope, actual research, fieldwork and professional review. This demonstration is not an ASTM-compliant assessment of a real property.

CONDITIONS AND ACCESS

Scenario assumes an occupied office, dry weather, accessible common areas and an authorized roof access point. Tenant rooms and concealed assemblies are excluded. No inspection, interview or document verification actually occurred.

RECORDS AND SOURCE RELIABILITY

Scenario assumes management reports the roof was installed in 2008 and HVAC units in 2012, without supporting invoices. Roof and HVAC ages remain reported, unverified information. Current fire-protection service records are modeled as unavailable.

System coverage

This inventory records the extent of the fictional review, including limitations. It does not certify system condition.

System	Review and limitation	Reference
Site and paving	Localized parking-surface deterioration modeled; no subsurface investigation or pavement design.	C-03
Structure	Accessible framing and foundation surfaces only; no engineering calculations or concealed-condition conclusions.	No specific deficiency modeled
Building envelope	Accessible exterior and representative windows reviewed; no destructive moisture testing.	No specific deficiency modeled
Roof	Visible surface condition modeled; age supplied by fictional management remains unverified.	C-04
Heating and cooling	Representative accessible equipment reviewed; installation year unverified; no capacity study.	C-05
Plumbing	Accessible fixtures and piping only; no concealed-line or sewer evaluation.	No specific deficiency modeled
Electrical	Accessible equipment exterior and representative devices only; no load, arc-flash or power-quality study.	No specific deficiency modeled
Life safety	Fire-protection records unavailable; visible handrail damage modeled. No code certification.	C-01 / C-02
Interiors	Common areas reviewed; tenant-controlled rooms and concealed finishes unavailable.	Access limitation
Vertical transport	No elevator or escalator modeled at the fictional property.	Not applicable to scenario

C-01 | Immediate verification

Life-safety documentation

LOCATION

Property records

OBSERVED CONDITION

Current fire-protection inspection and service records are unavailable in the scenario.

EVIDENCE AND SOURCE

Fictional document-gap record E-C01. No inspection certificate or actual interview exists.

WHY IT MATTERS

Service status cannot be confirmed from the modeled records. Missing documentation does not itself establish a failed system.

RECOMMENDED NEXT ACTION

Obtain current records and arrange qualified fire-protection review if service status cannot be established.

UNCERTAINTY AND LIMITATION

System testing, compliance determinations and repair scope require specialist evaluation.

C-02 | Immediate attention

Exterior access

LOCATION

Rear entrance steps

OBSERVED CONDITION

A loose handrail connection is modeled at the rear steps.

EVIDENCE AND SOURCE

Fictional visual observation E-C02: handrail connection. No load test or code measurements.

WHY IT MATTERS

A loose connection may reduce support for people using the steps.

RECOMMENDED NEXT ACTION

Have a qualified contractor evaluate and secure the handrail; coordinate appropriate interim precautions with management.

UNCERTAINTY AND LIMITATION

No accessibility or code-compliance certification is provided.

C-03 | Near-term planning

Site paving

LOCATION

Parking entrance

OBSERVED CONDITION

Localized pavement deterioration is modeled over an assumed 600 sq ft area.

EVIDENCE AND SOURCE

Fictional visual observation E-C03. Area is a scenario assumption, not a field measurement.

WHY IT MATTERS

Deterioration may affect usability and require repair; underlying causes remain unknown.

RECOMMENDED NEXT ACTION

Confirm repair quantities, drainage conditions and contractor scope before budgeting work.

UNCERTAINTY AND LIMITATION

The example does not determine subgrade condition or a pavement-replacement design.

C-04 | Future planning

Roof

LOCATION

Main roof

OBSERVED CONDITION

Localized surface weathering is modeled. Management-reported 2008 installation is unverified.

EVIDENCE AND SOURCE

Fictional visual record E-C04 and hypothetical management statement; no invoice, core sample or moisture survey.

WHY IT MATTERS

Roof renewal warrants planning, but the actual timing and scope cannot be established from the modeled evidence.

RECOMMENDED NEXT ACTION

Obtain a qualified roof assessment, verify age and maintenance records, then refine the replacement schedule and allowance.

UNCERTAINTY AND LIMITATION

No actual remaining-useful-life opinion or leakage guarantee is offered.

C-05 | Future planning

HVAC

LOCATION

Three rooftop units

OBSERVED CONDITION

Three units with unverified management-reported 2012 installation dates are modeled.

EVIDENCE AND SOURCE

Fictional equipment record E-C05. No nameplate photos, service records or diagnostic readings.

WHY IT MATTERS

Age and maintenance uncertainty support further review before selecting a renewal budget or date.

RECOMMENDED NEXT ACTION

Have a qualified HVAC contractor confirm equipment condition, capacity and replacement requirements.

UNCERTAINTY AND LIMITATION

No equipment-sizing analysis, operating-cost forecast or actual service-life determination.

Illustrative capital schedule

10-year example. Every quantity, rate, amount and timing is invented. This is not a priced proposal or a professional opinion of probable cost.

Finding / item	Horizon	Assumed quantity	Fictional unit rate	Allowance
C-01 / Fire-protection record / specialist review allowance	Immediate	1 allowance	$1,250	$1,250
C-02 / Handrail repair allowance	Immediate	1 allowance	$3,500	$3,500
C-03 / Localized paving repair	Years 1-2	600 sq ft	$15	$9,000
C-04 / Roof renewal planning allowance	Years 3-5	18,000 sq ft	$3	$54,000
C-05 / HVAC renewal planning allowance	Years 3-5	3 units	$8,000	$24,000
Total illustrative allowances				$91,750

Every quantity, unit rate, amount and timing above is invented for arithmetic and presentation demonstration. These are not researched market prices, contractor quotes or professional opinions of probable cost. Illustrative total: $91,750; immediate: $4,750; near term: $9,000; future: $78,000. Values exclude inflation, contingency, taxes, design, permits and unmodeled repairs. No additional items are modeled in years 6-10; that is not a forecast of zero future costs.

Limits and follow-up

EXCLUDED WORK

Engineering design; environmental assessment; seismic analysis; accessibility certification; code certification; destructive testing; appraisal; financing approval; and hidden conditions are separate scopes. Report recipients and reliance rights would be defined in the actual engagement.

WHAT TO DO NEXT

Resolve document and access gaps, obtain specialist evaluations, verify quantities and cost basis, and revise planning horizons before using a real report for acquisition or reserve decisions. MeridianVault does not authorize lending or capital release.

ACTUAL ENGAGEMENT

A real assignment defines the property, client, intended recipients, reliance rights, applicable standards, inspection scope, access, exclusions, timing, fee and professional review. Service availability and final scope are confirmed before booking.

Explore your own property scope

Residential: meridianvault.net/request?track=residential | Commercial: meridianvault.net/request?track=commercial

Precision Inspection & Adjusting LLC, operating as MeridianVault. Contact: Meridianvaultatl@gmail.com | 678-857-4642