Hospitality, Hotels & Short-Term Rentals: Capture, Serial & Provenance Logging

Canonical Web Version: https://restorationintel.com/hospitality-hotels-short-term-rentals-capture-serial-provenance/

Direct Answer: Hospitality and STR capture relies on PMS room-number indexing, template-plus-variance kit logging for identical guestrooms, macro serial and hospitality-firmware capture on PTACs and TVs, and verifiable owner-invoice or lock-off provenance for STR assets.

Field Benchmark & Decision Matrix

Asset Group	Exact Tag / Plate Location	Mandatory Data Fields	Provenance / Ownership Proof	Common Field Capture Mistake
Hospitality TVs & Lobby Displays	Rear VESA mount plate (left/bottom edge); hospitality menu screen	Brand, commercial model suffix, serial #, screen size, mount type	FF&E procurement schedule or brand-approved AV vendor invoice	Logging only screen size and pricing as consumer residential TV
PTAC / VTAC Units & Mini-Fridges	Behind front intake grille (lower chassis rail) or interior fridge wall	Manufacturer, BTU/voltage, serial #, refrigerant type, year code	Property engineering PM log or CapEx replacement invoice	Assuming all 30 rooms share the same model despite staggered replacements
Casegoods, Beds & Seating	Underside of desk/dresser drawer, mattress law tag, sofa deck tag	Contract furniture line, finish, dimensions, FR/CAL 133 label, damage zone	Brand FF&E specification binder or turnkey STR designer BOM	Skipping underside manufacturer stamps and quoting generic retail furniture
RFID Locks, Safes & Smart Hubs	Inside battery cover/edge mortise (locks); rear/interior door plate (safes)	Lock series, encoder system version, safe model/size, smart-hub MAC/serial	Access-control vendor contract & PMS integration invoice	Omitting proprietary lock firmware or counting smart locks as standard deadbolts
Back-of-House Laundry, Ice & Kitchen	Side/rear stainless rating plate, NSF/UL stamp, lease asset sticker	OEM, phase/amps, serial #, leased vs owned placard	Equipment lease contract vs hotel fixed-asset depreciation ledger	Logging leased chemical dispensers, ice heads, or coffee brewers as owned BPP
STR Designer Furnishings & Linens	Rug backing tags, linen care labels, owner closet inventory bins	Thread count/brand tier, custom sizing, bulk par count per bedroom	Host purchase receipts, Wayfair/RH/turnkey receipts, listing baseline photos	Lumping host par-stock linens into guest-room bed counts (double/under-counting)

Practitioner Operational Takeaways

• Start every hotel or STR room photo sequence with a clear shot of the permanent PMS door placard or unit/zone marker.

• Run template-plus-variance logging: capture full specs on representative room types, then verify serials, law tags, and damage per room.

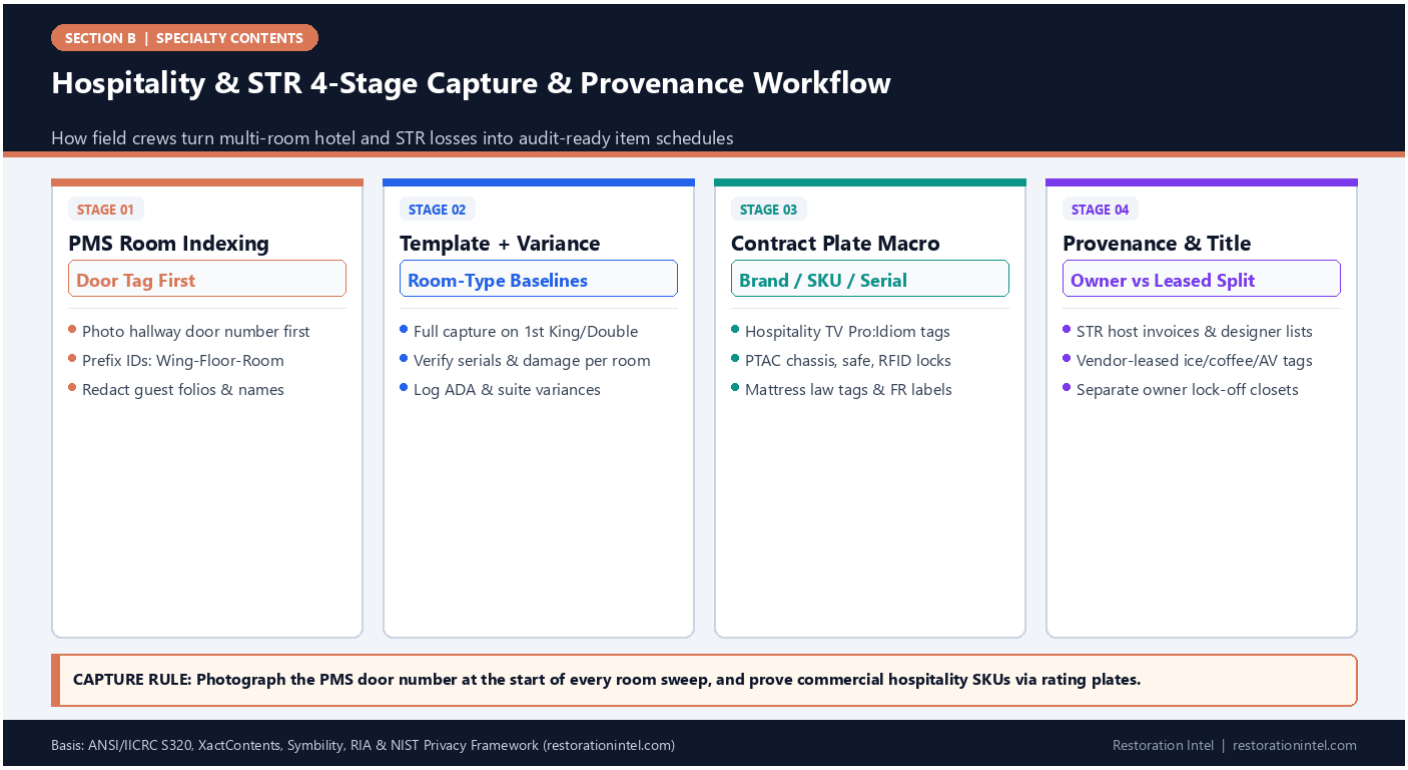
• Capture rear commercial rating plates on hospitality TVs (Pro:Idiom/firmware suffixes), PTAC chassis, safes, and RFID lock hubs.

• Pull drawer undersides and sofa seat decks to document contract furniture project stamps and NFPA 701 / CAL 133 labels.

• Collect STR listing galleries, designer BOMs, and linen par-stock counts before demolition or pack-out alters room layouts.

• Segregate third-party leased machines (chemical dispensers, ATMs, vending, coffee/ice) and scrub guest PII from all capture media.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):** https://restorationintel.com/hospitality-hotels-short-term-rentals-capture-serial-provenance.md

• **ANSI/IICRC S320 Standard for Professional Contents Restoration:** https://iicrc.org/s320/

• **Verisk XactContents Platform Overview:** https://www.verisk.com/products/xactcontents/

• **Symbility Claims Support Portal:** https://support.symbilityproperty.com/en/support/home

• **NIST Privacy Framework:** https://www.nist.gov/privacy-framework

• **Restoration Industry Association (RIA):** https://www.restorationindustry.org/