



General Observation

Report #: 002

Client: DCMi Mid-Atlantic Inc.
Project: La Quinta Hotel
Location: 6950 Nova Way, Manassas, VA - 20109

Report Date: 07/17/2026
Project #: G2026-123

FIELD DATA

Contractor: DCMi

Weather: Cloudy

High Temperature (°F): 89

Low Temperature (°F): 76

Reference Documents: Global Report No. Global2026-123-001

Summary of Activities (Technicians)

INTRODUCTION

The Global representative arrived on site at 6950 Nova Way, Manassas, VA. for the purposes of a structure wide EIFS assessment as requested by the client. Upon arriving at the site, the Global representative conducted a walk around of the structure to assess the exterior of the EIFS before moving towards the interior of the structure to observe how moisture intrusion may have progressed to the interior. The structure assessed was composed of 3 stories and was found to have utilized a hybrid EIFS consisting of Barrier EIFS elements alongside Drainage EIFS elements such as AC drainage tracks and a drainage flange at grade termination. However, elements such as the exterior weep screed, proper step flashing, and starter shingles appeared to be either missing or not properly installed across the system.

EXTERIOR

Across the structure's EIFS, all wall faces were observed to have green and black growth, rust colored trailing beneath the majority of AC drainage tracks, and concentrated moisture damage at the majority of downspouts and gutter terminations at abutted corners. The northern wall face of the structure was observed to have the highest concentration of the issues listed above with the majority of them presenting on the exterior of the 3rd and 2nd stories. However, it was also observed that the grade-level, inward-slanted flange, located at the EIFS grade termination had been incorrectly wrapped over by the reinforcing mesh and then sealed against the foundation slab, thus trapping moisture against the wall and inside of the EIFS. While viewing the exterior, the Global representative also observed that a large majority of roof, gutter, and downspout connections present on the structure had suffered from deformation and no longer worked together as the systems design had likely intended. This is best observed at the abutted corners of the northern wall face where increased green and black growth can be observed to originate directly from the gutter to wall face connection. Photos of the issues listed above, as well as images of other exterior damages are attached below.

1ST STORY

Moving from the exterior of the structure to the interior of the 1st floor, the global representative observed consistent moisture damage across open areas, stairwells, and 1st story units. The main gathering area/entrance way of the structure displayed heavy discoloration of the wall finishes, localized mold/mildew growth, and rust present on air vents and corner beads. 1st story hallways were observed to have peeling paint and finishes alongside visible damage to drywall and insulation within the hallway. Once the Global representative finished walking the entrance way and main hallway, they began walking through the interior units near locations where exterior damage could be observed. Of the 1st story units observed by the Global representative, the majority of the 1st story units had moisture residue and open wall punctures surrounding the AC units and window frames. Units 127, 123, 121, 111, 109, 103, and the pool room were observed to have unique visible issues of note. Unit 127 had mold patches present on the west wall. Unit 123 was observed to have an aggressive musty and earthy odor. Unit 121 was observed to mimic the aggressive odor present in 123 while also having roofing cave-ins present which visibly exposed upper-level insulation, framing, and MEP systems. Ceiling tiles surrounding the caved-in area were observed to also have rusted connector screws, indicating further moisture intrusion between framing items and the insulation cavities present in the ceiling. Units 111 and 109 had a less aggressive musty and earthy odor. Lastly, it was observed in the east most window of the pool room that the sealed connection between the window frame and wall had largely degraded and exposed interior systems to moisture from the exterior and interior. The Global representative was unable to assess each room individually due to activity on site at the time of the assessment, therefore the issues listed above should not be considered to be the only issues present across the 1st story of the structure.

STAIRWELL

Moving from the 1st story of the structure to the 2nd story, the Global representative noted a musty and earthy odor in both of the structure's stairwells. Upon further observation, both stairwells had black growth beneath their first landings which was present on the southern wall face. The stairwells also displayed similar discoloration in the walls as seen in the 1st story hallways, entrance way, and across multiple units. It was also observed in the stairwell that the precise drywall fitting to the form of the stair structure was no longer squared and showed heavier discoloration, finish peeling, and signs of rust when compared to other areas inside of the stairwell. Moving towards the upper stairwell, the Global representative observed further discoloration and peeling within the area. It was observed that the framing of the door leading from the eastern stairwell to the 3rd story had separated from the wall's substructure and that a vertical crack on the eastern corner of the frame had formed. This crack ran from the corner of the frame up to the ceiling and connection joint.



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2ND STORY

Moving from the stairwell to the second story, many of the issues for the first story were mimicked across the main hallway, exterior windows, and amongst the units. Specific units of note were 223, 221, 219, and 211. Unit 223 and 221 suffered from a ceiling cave with the same observed deficiencies and scent as unit 123. Unit 219 was observed to have a musty and earthy odor which can be verbally described as having the same odor as a "rotting pumpkin." Lastly, unit 211 had an exposed insulation cavity on the western wall face that was observed to be wet, rotted, and covered in black growth. Similarly to the 1st story, the Global representative was unable to assess each room individually due to activity on site at the time of the assessment, therefore the issues listed above should not be considered to be the only issues present across the 2nd story of the structure.

3RD STORY

Upon entering the third floor from the eastern stairwell, similar observations from the 1st and 2nd story were noted across the hallways, sub-ceiling, and exterior windows. The 3rd story was observed to have higher concentrations of wall penetrations near the AC units, window frame separations from the walls, moisture residue, and the aggressive musty and earthy odor across the 3rd story. Two notable units were 327 and 324. Unit 327 was observed to have an exposed wall in similar condition to that of unit 127. Unit 324 was observed to have visible rot present around the AC and wall framing with large cracks around the window frame. Similarly to the 1st and 2nd stories, the Global representative was unable to assess each room individually due to activity on site at the time of the assessment, therefore the issues listed above should not be considered to be the only issues present across the 3rd story of the structure.

Images organized by areas of the given observations can be found in the pictures attached below.

INSPECTION RESULTS AND NON CONFORMANCE

The work was observed or monitored by our personnel and found to be:

☐ Work In Progress ☒ Final ☐ Follow-up Visit Required ☐ RFI (Request For Information)
☐ Conforming ☒ Non-Conforming

Remarks: Due to the distribution of deficient factors across the entire structure's EIFS, it is of the opinion of the Global Representative that total replacement of the structure's EIFS be required.

Report Copied to: Valerie Riccardi

This item has been digitally signed and sealed by

Field Representative: Taylor Richardson-Cramer
Cad Drafter Tech
Cert No: AWCi EIFS Industry Professional



Janis Asare Bediako, P.E.
President/Principal Engineer (#0402050203)
Global Geotechnical Consultants, LLC

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client Representative: Karim Fadli

Notes: As requested, a representative from our company arrived on site as scheduled and performed the above test. These test results apply only to the specific locations noted and do not represent any other location. Reports may not be reproduced except in full, without permission.

Global Geotechnical Consultants, LLC, 14879 Farm Creek Drive | Woodbridge | VA 22191

www.globalgeotechllc.com

Phone: (703) 662-8707 | Email: info@globalgeotechllc.com

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Edit	Delete	Project Name	Work Order #	Job Date	Task Name	Report By	Non-Conformance Summary		Previous Inspection Job	Correction Required	Comments / Date Resolved	Status
							Non-Conforming Items					
		La Quinta Hotel	Global2026-123-001	7/9/2026	General Observation	Taylor Richardson-Cramer	Exterior Insulation and Finish System, (EIFS)					OPEN
		La Quinta Hotel	Global2026-123-002	7/17/2026	General Observation	Taylor Richardson-Cramer	Exterior Insulation and Finish System, (EIFS)					OPEN



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EXTERIOR EIFS

Assessment Photos



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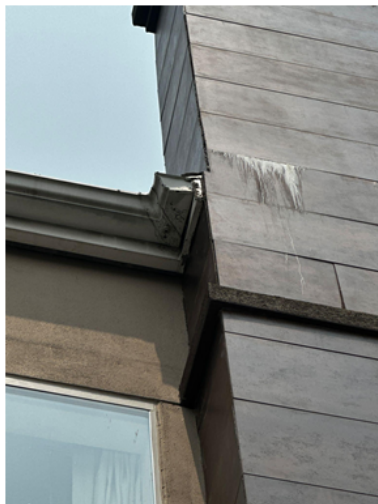
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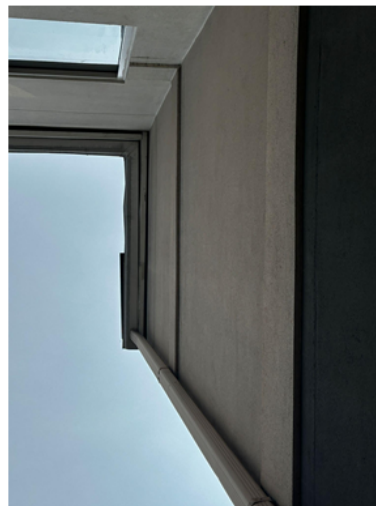
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1ST STORY INTERIOR

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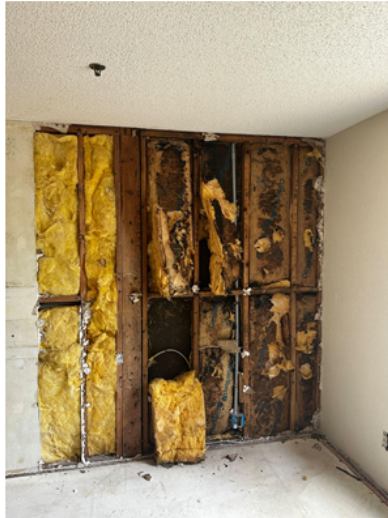
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STAIRWELL INTERIOR

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2ND STORY INTERIOR

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3RD STORY INTERIOR

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