



## HRS Structural Consultants LLC

**August 1, 2026**

**To:** DCMi Mid Atlantic

**Subject:** Structural Visual Assessment of La Quinta Inn Building Located in Manassas, Virginia

### Introduction

MEP Design Inc. retained HRS Structural Consultants to perform a structural visual assessment of the subject building following reported water damage. The purpose of this assessment was to evaluate the apparent condition of the accessible structural components, identify visible signs of structural distress associated with the water intrusion, and provide professional observations and recommendations based on the site visit.

This assessment was limited to a visual inspection of readily accessible areas. No destructive testing, material sampling, structural analysis, or removal of architectural finishes was performed.

Accordingly, the observations and conclusions presented in this report are based solely on conditions visible at the time of the site visit and are consistent with standard engineering practices for a visual structural assessment.

### Building Description

The subject property is the La Quinta Inn located at **6950 Nova Way, Manassas, Virginia.**

The building is a three-story wood-framed structure. Structural record drawings or as-built documents were not available for review at the time of this assessment. As a result, our evaluation was limited to visible conditions and did not include verification of the original structural design or concealed structural framing.

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Only three hotel rooms (Rooms **125, 225, and 325**) had portions of the wall finishes removed, allowing limited observation of structural framing affected by the water intrusion.

### Assessment Methodology

A comprehensive visual walkthrough was performed by HRS Structural Consultants on **Thursday, July 30, 2026**.

The inspection encompassed all accessible areas on the first, second, and third floors of the building. Particular attention was directed to locations where structural framing was exposed.

The assessment consisted of visual observations only. No finishes were removed by HRS Structural Consultants, and no concealed structural elements were investigated.

### Areas Evaluated

The following areas were visually assessed:

- Accessible interior areas throughout the first, second, and third floors.
- Accessible exterior portions of the building.
- Partially exposed structural framing within Rooms 125, 225, and 325.

The inspection did not include removal of drywall, finishes, insulation, or other architectural components. Therefore, concealed structural members located behind finished surfaces could not be evaluated.

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### Findings and Observations

Based on the visual assessment of accessible areas, localized water damage was observed in portions of the exposed wood framing associated with the affected rooms.

Observed damage included deterioration of various structural and nonstructural wood components, including wall sheathing, wood studs, sill plates, top plates, headers, and localized framing members affected by prolonged moisture exposure.

Water staining was also observed in additional areas of the building where structural framing remained concealed behind finished surfaces. Since these areas were not exposed during the inspection, the condition of the structural members behind the finishes could not be verified.

In addition to the water-related damage, several cracks were observed in portions of the slab-on-grade at the first floor. Based solely on the visual observations, these cracks appear consistent with long-term differential settlement that has likely developed over the service life of the building. At the time of our inspection, the observed cracking did not indicate evidence of an immediate structural safety concern; however, continued monitoring and further evaluation are recommended to determine the extent and cause of the settlement.

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### Recommendations

The observed water-damaged structural wood members, including deteriorated wall sheathing, studs, blocking, sill plates, top plates, headers, and any other framing components exhibiting deterioration, should be replaced where the damage has compromised the structural integrity or serviceability of the member.

Because water staining was observed in additional concealed areas, we recommend exposing all locations suspected of having experienced water intrusion so that the full extent of structural damage can be evaluated. Any damaged structural framing identified during this process should be repaired or replaced as necessary.

The observed slab cracking and indications of long-term settlement should be further evaluated to determine the underlying cause and the extent of foundation movement. Based on the results of that evaluation, appropriate remedial measures should be developed. Potential repair methods may include foundation stabilization, such as underpinning or micro piles where warranted, together with repair of affected slab cracks.

Any future modifications to structural components, changes in occupancy, or changes in loading conditions should be reviewed by a licensed structural engineer to verify continued compliance with applicable building code requirements.

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### Conclusion and Contact

Based solely on the visual assessment of accessible areas, localized water-related deterioration of several structural wood framing members was observed. These damaged members should be repaired or replaced as appropriate.

Because many structural elements remained concealed behind architectural finishes, the full extent of the water damage could not be determined during this assessment. We therefore recommend exposing additional areas where water intrusion is suspected so that a comprehensive evaluation of the structural framing can be completed.

In addition, evidence of long-term slab cracking and foundation settlement was observed. Although these conditions do not appear to present an immediate structural concern based on our visual observations, they should be investigated further to determine the extent of movement and to develop appropriate repair recommendations if necessary.

Due to the limited scope of this assessment, the absence of structural drawings, and the concealed nature of many structural components, the conclusions presented herein are based only on the conditions visible during the site visit. Additional investigation may identify conditions that were not observable during this assessment.

Please contact HRS Structural Consultants if you have any questions or if additional engineering evaluations or repair recommendations are required.

Very respectfully,  
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## **Appendix A: Photos**



**Water damage in the structure in room 225**

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## HRS Structural Consultants LLC



Exposed structure in room 325 and damaged areas

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Gap between the drywall and slab due to settlement

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## HRS Structural Consultants LLC



Water damage to the structure in room 125

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Exposed structure in room 125 and damaged areas

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Exposed structure in room 125 and damaged areas

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Crack in the slab of room 125 due to settlement

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Crack in the slab on grade in the first floor due to settlement

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Water damaged area in the first level which is not exposed

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