



VIOLATION NOTICE

Issued To:

TENANT: SAROJ LLC
DBA: LAQUINTA INN & SUITES
6950 NOVA WAY
MANASSAS VA 20109

CASE #: BDM2026-00296

PREMISES IN 6950 NOVA WAY

VIOLATION: MANASSAS VA 20109

NOTICE DATE: 02/09/2026

VIOLATION DATE: 02/05/2026

INSPECTOR: P. Hannan, 703-792-6848

An inspection of the above premises has disclosed violations of the Virginia Property Maintenance Code as shown below. The owner and tenant are directed to correct these violations by the compliance deadline indicated. A reinspection will be made at that time. If the correction has not been made, further action will be taken as provided by the applicable ordinance(s) to effect compliance. Helpful information and guidance on how to correct violations may be found at www.pwcgov.org/UnpermittedWork.

Specifically, the violation consists of: A Code Compliance Team inspection of the LaQuinta Inn and Suites identified multiple building maintenance violations, including but not limited to: peeling and flaking exterior paint on the front overhang; a hole in the exterior wall adjacent to the overhang that contains bird's nest; interior walls and ceilings exhibiting water damage and/or missing drywall, ceiling tiles with peeling/flaking paint; interior structural members with rotted or damaged wood; damaged flooring in room 325; leaking plumbing piping within ceiling spaces; and electrical system hazards. Electrical hazards include, but are not limited to, damaged or broken electrical equipment with exposed wiring and missing covers; electrical panels obstructed by miscellaneous items within the mechanical room; missing receptacle faceplates; broken or inoperable luminaires and lighting fixtures; canister lights installed with incorrect hardware; and missing and/or damaged fire-rated ceiling tiles and drywall.

All required plans, approvals, and permits shall be obtained prior to commencement of work if the scope or corrective action exceeds the requirements of this notice. All repairs and improvements shall be completed in accordance with applicable codes, standards, and regulations.

Neighborhood Service can be contacted at 703-792-7018, PWC Zoning can be contacted at 703-792-6830, and PWC Building Development/Permits can be contacted at 703-792-6930, in person at 5 County Complex Ct. Woodbridge, VA 22192, or through PWC ePortal (pwcgov.org).

PROPERTY MAINTENANCE CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	COMPLIANCE DATE
304.2	Exterior Structure-Protective Treatment - Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to	Repair and/or replace exterior surfaces that are in rot and/or in decay, repaint peeling, flaking, and chipped painted surfaces, protect exterior wood surfaces from the elements and decay by painting or other protective covering or treatment.	2/23/26

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	inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.		
305.1	General (Interior Structures) - The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.	Make all needed repairs and/or replacements to get the interior of the structure in good repair and structurally sound.	2/23/26
305.2	Structural Members - Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	Repair and/or replace structural members that include but not limited to water damaged wall framing and flooring in room 325.	2/23/26
305.3	Interior Surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.	Repair and/or replace decayed wood, cracked/damaged flooring, damaged drywall, damaged ceiling tiles, to maintain good, clean, and sanitary condition.	2/23/26
504.1	Plumbing Systems and Fixtures- General - Required or provided plumbing systems and facilities shall be maintained in accordance with the applicable building code.	Repair, replace, remove plumbing fixtures and/or piping that are leaking and/or broken.	2/23/26
604.3	Electrical System Hazards - Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Repair or replace all broken/damaged electrical conduit, junction boxes that are exposing electrical wires and connections.	2/23/26
605.1	Electrical Components - Electrical equipment, wiring, and appliances shall be maintained in accordance with the applicable building code.	Remove the blockage in front of electrical panel/circuit breakers to maintain the required clearing area for access per applicable code. Legibly mark/label all circuit breakers to identify purpose.	2/23/26
605.2	Power Distribution and Receptacles - Required or provided power circuits and receptacles shall be maintained in accordance with the applicable building code, and ground fault and arc-fault circuit interrupter protection shall be provided where required by the applicable building code. All receptacle outlets shall have the appropriate faceplate cover for the location when required by the applicable building code.	Repair and/or replace electrical receptacles and light switches that are not working/maintained in accordance with applicable code. Install appropriate faceplate covers on receptacle outlets and switches.	2/23/26

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605.3	Lighting distribution and luminaires - Required or provided lighting circuits and luminaires shall be maintained in accordance with the applicable building code.	Repair and/or replace all luminaires/lighting fixtures that are not working, broken, not installed per manufacturer specs in accordance with applicable code.	2/23/26
703.1	Fire-Resistance-Rated Assemblies - The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.	Repair and/or replace missing and/or damaged fire rated ceiling tiles and drywall to include, but not limited to, ceiling tiles and drywall that are cracked, exposed to water, contain holes and/or pieces missing.	2/23/26

Failure to comply with the terms of this Notice within the allotted time may result in civil action or criminal prosecution or both. Violations of the Virginia Property Maintenance Code are punishable under §36-106 of the Code of Virginia and Chapter 5 Section 5-95 of the Prince William County Code of Ordinances with the imposition of criminal fines up to \$2,500 and/or civil penalties up to \$4,000.

Any person aggrieved by the issuance of this Notice may appeal to the Prince William County Board of Building Code Appeals ('Board') in accordance with Chapter 1 Section 107 of the Virginia Property Maintenance Code. A written notice of appeal must be filed with the Board within fourteen (14) calendar days of receipt of this notice. The application shall contain the name and address of the owner of the building or structure and, in addition, the name and address of the person appealing, when the applicant is not the owner. For more information regarding the filing of an appeal visit www.pwcva.gov/building-code-appeal-process or contact 703-792-6930. Failure to submit an application to appeal within fourteen (14) calendar days shall constitute acceptance of this notice.

/s/P. Hannan

PROPERTY CODE ENFORCEMENT INSPECTOR
703-792-6848
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