



6950 NOVA WAY

MANASSAS, VIRGINIA

PROPERTY CONDITION SURVEY + IMPROVEMENT PLAN

SUBMITTAL DATE: 8/10/2026

PREPARED FOR: PRINCE WILLIAM COUNTY BUILDING DEPARTMENT
ATTENTION: JEREMY BOUDREAU

REFERENCE: BDM2026-00296
FCD2026-00465
BCE2026-00451



PROPERTY OWNER:

SAROJ LLC.
1407 BLUEWATER DRIVE
CHESTER, VIRGINIA 23836



August 10, 2026

Mr. Jeremy Boudreau
Code Compliance Supervisor
Prince William County Building Department
5 County Complex Court
Woodbridge, Virginia 22192

RE: 6950 NOVA WAY, MANASSAS
Property Condition Survey and Improvement Plan v. 2
BDM2026-00296 + FCD2026-00465 + BCE2026-00451

Dear Mr. Boudreau:

Pursuant to PWC Building and Fire Marshall issuance of BCE2026-00451, BDM2026-00296 and FCD2026-00465, please find the property condition survey and improvement plan for the hotel located at 6950 Nova Way, Manassas, Virginia.

Within this document we have described the current condition of the site and building systems including recommended corrective work in accordance with third-party engineer and contractor recommendations to achieve code compliance. We have also included reference to the parties responsible for completion of the improvements and provided their contractor licensing for verification purposes.

Respectfully we are requesting consideration to allow the Owner to complete the code and critical deficiency correction immediately as a part of Phase I of the improvements - see the Work Plan for project phasing - to allow occupancy of the lobby and first floor; all life safety systems, elevator and code deficiencies will be corrected by completion of Phase I. In Phase II we intend to focus on the critical deficiencies [e.g., EIFS rehabilitation] and in Phase III we will complete the remaining Property Improvement Plan [PIP] scope required by the flagship.

Thank you in advance for your continued patience and guidance as we work to complete this project.

Best,

DCMI Mid-Atlantic, Inc.

A handwritten signature in black ink, reading "Valerie Dempsey Riccardi", written over a horizontal line.

Valerie Dempsey Riccardi
Principal

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GLOSSARY OF TERMS

CODE DEFICIENCY	As defined by Prince William County Building Department and Fire Marshal's office - please refer to BDM2026-00296, FDC2026-00465 and BCE2026-00451.
CRITICAL DEFICIENCY	Conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance.
HILTON PIP	Flagship brand - Hilton - requirements to convert property from La Quinta to Spark by Hilton See PIP dated May 1, 2024

PHASING PLAN

<i>Pre-Construction Approvals</i> Complete by 8/12/26	Apply for building permits - emergency repair, demolition, room rehabilitation, trades Obtain approval from PWC to complete life safety [sprinkler and FA] repairs Obtain approval from PWC to complete emergency repairs to rooms 125, 225, 325 + 6 more Obtain approval from PWC to begin MEP repairs - HWH
<i>Phase I - Corrective Code</i> Complete by 8/31/26	Correct code deficiencies - FA, sprinkler, wall and ceiling cavities [125,225,325+6 More] Complete first floor and lobby work - corrective and PIP Complete life safety and code compliance deficiencies on second and third floor Complete dumpster enclosure, concrete replacement, partial asphalt, landscaping Elevator inspection, fire alarm inspection, fire sprinkler inspection - complete/approved LOBBY + FIRST FLOOR OCCUPANCY - NLT 8/31/26
<i>Phase II - Corrective Critical</i> Complete by 9/30/26	Complete EIFS rehabilitation, roof rehabilitation, gutters and downspouts Window replacement Canopy inspections - finalize permit
<i>Phase III - PIP [Hilton]</i> Complete by 10/31/26	Complete second and third floor work, other common and mechanical room finishes Remove storage containers Install brand signage, final paving and marking Final inspection approvals - full occupancy

ROLE	COMPANY	DPOR LICENSE	CONTACT NAME	CONTACT PHONE	CONTACT EMAIL
General Contractor	DCMI Mid-Atlantic Inc.	2705142217	Valerie Dempsey Riccardi	855.383.3264	VAL@DCMIMA.COM
Electrical - Engineer	MEP Designs Inc.	402068784	Gustavo Sanches Burgos	703.366.3663x105	GUSTAVO@MEPDESIGNS.COM
Plumbing - Subcontractor	Remington Construction	2705153547	Andrey Verenetov	703.992.0909	AV@REMINGTONCONSTRUCTION.COM
Mechanical - Subcontractor	Remington Construction	2705153547	Andrey Verenetov	703.992.0909	AV@REMINGTONCONSTRUCTION.COM
Life Safety - Sprinkler - Subcontractor	Summit Fire		Randy Hunter	202.438.1168	RDHUNTER@SUMMITFIRE.COM
Life Safety - Fire Alarm - Subcontractor	TruVizion Solution	2705175105	Anthony Colon	757.329.3219	
Inspector - EIFS	Global Geotechnicals Inc.	402050203	Janis Asare-Bediako	703.662.8707	INFO@GLOBALGEOTECHLLC.COM
Structural Engineer	HRS Structural Consultants	402066301	Hamid Sarmadi	703.829.7272	hamid@hrsstructural.com

SYSTEM	SYSTEM DESCRIPTION	CODE DEFICIENCY	CRITICAL DEFICIENCY	HILTON PIP	DEFICIENCY SUMMARY	CORRECTIVE WORK	PERMIT REQUIRED	RESPONSIBLE
Asphalt	Hot asphaltic mix	-	-	X	Property Improvement Plan	Overlay 2" asphaltic hot mix, markings	-	TBD
Curb and Gutter	Concrete	-	-	X	Deficient curb sections at joints	Replace as needed - marked in red	-	TBD
Lighting	LED pole mounted	-	-	-	Pole, fixture in good condition. Pole bases in good condition.	General maintenance	-	N/A
Dumpster Enclosure	CMU surround with wood-fence gate on hinges	-	-	X	Property Improvement Plan	Replace wood boards, paint	-	N/A
Fence	Chain link fence on retaining wall	-	-	X	Property Improvement Plan	Clean and paint	-	N/A
Sidewalks	Concrete	X	-	-	Sidewalk heave at root of tree on easterly façade	Remove and replace concrete	-	DCMI
Stairs + Rails	Concrete + Tube Steel	-	-	X	Property Improvement Plan	Paint tube steel	-	DCMI
Retaining Wall	Split face CMU	-	-	X	Property Improvement Plan	Pressure wash	-	DCMI
Marquee Signage	Pole mounted sign	-	-	X	Property Improvement Plan	Replace existing with new brand signage	X	Persona Triangle

SYSTEM	SYSTEM DESCRIPTION	CODE DEFICIENCY	CRITICAL DEFICIENCY	HILTON PIP	DEFICIENCY SUMMARY		CORRECTIVE WORK	PERMIT REQUIRED	RESPONSIBLE
Exterior Veneer - 1	Exterior Insulating Finishing System [EIFS]	-	X	-	System has reached the end of its useful life.	Total replacement is recommended including repair of porte cochere.		X	Global
Exterior Veneer - 2	Exterior grade surface mounted tile	-	-	X	Property Improvement Plan	Remove and replace with white color tile, composite or metal		X	TBD
Roof System - Main	Architectural 30 year shingle, metal parapet cap	-	-	-	Pending	Pending		-	TBD
Roof System - Porte Cochere	EPDM membrane, metal drip edge	-	-	-	Pending	Pending		-	TBD
Windows	Vinyl framed, fixed pane	-	X	-	One [1] window is critically deficient	Replace window with vinyl framed, fixed pane		-	DCMI
Metal Doors	Fire rated metal framed door with panic hardware	-	-	-	None	None		-	N/A
Storefront Glazing	Aluminum framed glazing	-	-	-	None	None		-	N/A
Exterior Sign	Brand Specific Signage	-	-	X	Property Improvement Plan	Remove and replace with new Spark Hilton signage		X	Persona
Gutters and Downspouts	Concrete + Tube Steel	-	-	X	Property Improvement Plan	Paint tube steel		-	DCMI
Exterior Lighting	Exterior lighting - footpaths and entry	-	-	X	Property Improvement Plan	Replace fixtures as required		-	DCMI

SYSTEM	SYSTEM DESCRIPTION	CODE DEFICIENCY	CRITICAL DEFICIENCY	HILTON PIP	DEFICIENCY SUMMARY		CORRECTIVE WORK	PERMIT REQUIRED	RESPONSIBLE
Wall Coverings	Drywall - Gypsum Wall Board	X	X	-	Open wall cavity - 125, 225, 325, others	Insulate and install new GWB as required		X	TBD
Ceiling Coverings - 1	Drywall - Gypsum Wall Board	X	X	-	Open ceiling cavity	Insulate and install new GWB as required		X	TBD
Ceiling Coverings - 2	Acoustical Ceiling Tile - Grid	X	X	-	Missing or deficient ACT	Replace ACT and grid where missing		X	TBD
Floor Coverings - 1	Common Area, Guest Rooms - Carpet	-	-	X	Carpet replacement required	Install new carpet per brand specification		-	TBD
Floor Coverings - 2	Common Area, Guest Rooms - Tile	-	-	X	Tile replacement required	Install new tile per brand specification		-	TBD
Casework - Lobby	Cabinets, shelves, millwork built-ins	-	-	X	Casework, millwork replacement required as needed	Install new casework and millwork required as needed		-	TBD
Electrical - Main Service	Main service to building	-	-	-	None	None		-	TBD
Electrical - Panels	Electrical panels - main, three sub panels	X	-	-	Code deficiencies observed	Correct deficiencies as recommended by EE		X	MEP Designs
Electrical - Switches and Plugs	Switches and plugs throughout building	X	-	-	Code deficiencies observed	Correct deficiencies as recommended by EE		X	MEP Designs
Electrical - Fixtures	Wall, ceiling fixtures	-	-	X	Fixtures require replacement	Replace fixtures as required by PIP		-	MEP Designs
Fire Alarm	Central monitoring, smoke detectors, CO detectors	X	-	X	Fire marshal's report, EE report	Replace devices, obtain annual inspection		X	MEP Designs
Plumbing - Main Service	Main service to building	X	-	-	Valves leaking - main and sub	Replace valves to main and sub		X	Remington
Plumbing - Hot Water Heaters	Hot water heaters x 3	X	-	-	Replacement w/o permit - corrective work required	Obtain permit - complete corrective work as required		X	Remington
Plumbing - Common	Common bathrooms, laundry, kitchens, guest laundry	-	-	X	General maintenance of plumbing systems	General maintenance of plumbing systems		-	Remington
Plumbing - Guest Rooms	80 guest rooms - replace angle valves at toilets and sink	-	X	-	Valves leaking at toilets and sinks	Replace valves		X	Remington
Plumbing - Fixtures	Common and guest rooms	-	-	X	End of useful life	Replace as required by Hilton		-	Remington
Mechanical - Common	Packaged units - RTU	-	-	X	None - general maintenance	Service as needed		-	Remington
Mechanical - Guest Rooms	PTACs	-	-	X	None - general maintenance	Service as needed		-	Remington
Fire Suppression	Main service - whole building	X	X	X	Fire marshal's report -FCD 2026-00465	Service system, replace devices, obtain annual inspection		X	Summit

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
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 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	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.	Special Inspector - Global - EIFS	Total rehabilitation required on exterior of building - to be completed in Phase II. Code deficiency [emergency repair] shall occur in Phase I.
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	General Contractor - DCMI	To be completed in Phase I
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.	Structural Engineer - MEP	Structural inspection and report in progress
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.	General Contractor - DCMI	To be completed in Phase I [lobby and first floor], Phase III [second and third floor]

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
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.	Plumbing Contractor - Remington Construction	Main valve replacement in Phase I, angle valve replacements in Phase I, hot water heater in Phase I. Other work will be included in Phase III, PIP work.
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	Electrician - Remington Construction	To be completed in Phase I
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.	COMPLETE	COMPLETE
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.	Electrician - Remington Construction	To be completed in Phase I
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 replace all luminaires/lighting fixtures that are not working, broken, not installed per manufacturer specs in accordance with applicable code.	Electrician - Remington Construction	To be complete in Phase I in lobby and first floor, Phase II will be second and third floor.

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
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.	General Contractor - DCMI	To be complete in Phase I in lobby and first floor, Phase II will be second and third floor.

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
1010.1.9.1	Door handles, pulls, latches, locks and other operating devices on doors required by the applicable building code to be accessible shall be maintained. Additions or alterations of hardware shall be approved by the bulding in accordance with Section 102.6	Unless approved by the building code when installed, additional hardware to include propping devices shall not be installed.	General Contractor - DCMi	To be completed in Phase I
1013.3	Exit sign illumination shall be maintained in accordance with the applicable building code.	Exit signs shall operate as designed, having light during normal operations and during a power failure.	Electrician - Remington Construction	To be completed in Phase I
1031.10.1	Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-tesging and self-diagnostics, a visual inspection of the emergency ????? conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.	All emergency lights must be tested and operate as designed.	Electrician - Remington Construction	To be completed in Phase I
303.4	Fire doors not maintained in operating condition.	All fire rated doors must operate as designed: allowing full open/closing functions to include latching without assistance.	Partially Complete	All but two stairway doors are operating properly = field adjustment ready to be performed
313.1	"Fueled equipment including motorcycles, mopeds, lawn-care equipment, portable generators, and portable cooking equipment shall not be stored, operated, or repaired within a building. Exceptions: 1. Buildings or rooms constructed for such use in accordance with the appliable building. 2. Where allowed by Section 314. 3. Storage of equipment utilized for maintenance purposes is allowed in approved locations where the aggregate fule capacith of the stored equipment does not exceed 10 gallons (38L) and the building is protected throughout by an approved automatic sprinkler system in accordance with the applicable NFPA 13 standard.	Fueled equipment, and containers of fuel need to be removed from pool area.	COMPLETE	Removed all flamable and fueled equipment from building
315.3.3	Combustible material shall not be stored in boiler rooms, mechanical rooms electrical equipment rooms or in fire command centers as specified in Setion 508.1.5	Storage of combustible materials and flammable liquids shall not be stored in equipment rooms.	COMPLETE	Completed removal of all combustible materials

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
604.3	A working space of not less than 30 inches (762mm) in width, and 36 inches (914mm) in depth and 78 inches (1981mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762mm) the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exception: 1. Where other dimensions are ????. 2. Access openings into attics or under floor areas that provide a minimum clear opening of 22 inches (559mm) by 30 inches (762mm)	Clearance must be maintained around all electrical service panels.	COMPLETE	Electrical closets are free of debris.
604.5	Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extensions marked for indoor use shall not be used outdoors.	Extension cords are not to be used for permanent wiring solutions	COMPLETE	All extension cords have been removed.
604.6	Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.	Covers need to be installed on all switches and outlets.	Electrician - Remington Construction	To be completed in Phase I and II
704.1	Where required when the building was originally constructed, materials and systems used to protect joints and voids in the following location shall be maintained. The materials and systems shall be securely attached to or bonded to the adjacent construction, without openings visible through the construction. 1. Joints in or between fire-resistance-rated walls, floors or floor/ceiling assemblies and roof or roof/ceiling assemblies. 2. Joints in smoke barriers. 3. Voids at the intersection of a horizontal floor assembly and an exterior curtain wall. 4. Voids at the intersection of a horizontal smoke barrier and an exterior curtain wall. 5. Voids at the intersection of a nonfire-resistance-rated floor assembly and an exterior curtain wall. 6. Voids at the intersection of a vertical fire barrier and an ????. 7. Voids at the intersection of a vertical fire barrier and a nonfire-resistance-rated roof assembly.	Missing and damaged fire barriers shall be repaired and/or replaced to prevent fire spread. These barriers include, but not limited to ceiling tiles and drywall.	General Contractor - DCMI	To be completed in Phase I

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
904.1	Fire protection systems shall be maintained in accordance with the original installation standards for that system. Alterations and repairs to fire protection systems shall be done in accordance with the applicable building code and the applicable standards.	Suppression systems shall operate as designed and approved.	Fire - Summit	To be completed in Phase I
901.6	To the extent that equipment, systems, devices, and safeguards, such as fire detection, alarm and extinguishing systems, which were provided and approved by the building official when constructed shall be maintained in an operative condition at all times. And where such equipment, systems, devices, and safeguards are found not to be in an operative condition the fire official shall order all such equipment to be rendered safe in accordance with the UDBC	Maintain needs to be performed on all sprinkler heads to ensure proper operation as; due to build up of debris.	Fire - Summit	To be completed in Phase I
907.8.5	The building owner shall be responsible for maintaining the fire an life safety systems in an operable condition at all times. Service persjonnal shall meet the qualification requiements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be mde available to the fire code official. In addition to all applicable information contained in Figure 7.8.2 of NFPA 72, the written record of inspection, testing and maintenance shall contain the following minimum information: 1. Date name and address of ???? 2.Name of person performing inspection, maintenance and tests, or combination thereof, and affiliation, business address and telephone number. 3. Name, address and representative of approving agency or agencies. 4. Test frequency. 5. Designation of the standard or procedures used for the inspection or test (for example, "Test performed in accordance with NFPA 72 Section _____"). 6. List of each device tested and the result. The list should include the physical location and device description of each initiating and notification device tested. (for example "Heat detector in main kitchen; horn-strobe in Roomf 115") 7. Other tests as required by either the equipment manufacturer's published instructions or the authority having jurisdiction. 8. Signature of tester and approved authority representative. 9. Disposition of problems identified during test or devices not tested (examples, "Owner notified," "Problem corrected or successfully retested, or both," "Device abandoned in place")	Records of testing of life safety systems shall be maintained and readily available upon request	General Contractor - DCMi	Collecting required life safety compliance documentation and will maintain on-site per code requirements - to be completed in Phase I.

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
GENERAL SFPC	Other general Virginia statewide fire prevention code violation not otherwise noted.	906.3 Size and distribution. Fire extinguisher at a minimum have to be 2A, 5B, C the size and distribution of portable fire extinguishers shall be in accordance with Sections 906.3.1 through 906.3.4 Fire extinguishers in the building must meet the minimum criteria listed in the SFPC. Currently, there are marine use extinguishers located in the majority of the hotel.	General Contractor - DCM	To be completed in Phase I - installing fire extinguishers as required.
110.4	All structures that are or shall hereafter become unsafe or deficient in adequate exit facilities or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or by reason of illegal or improper use, occupancy or maintenance or which have sustained structural damage by reason of fire shall be deemed unsafe structures. A vacant structure, or portion of a structure, unguarded or open at door or window shall be deemed a fire hazard and unsafe within the meaning of this code. Unsafe structures in violation of the applicable building code shall be reported to the building official or building maintenance official who shall take appropriate action under the provisions of the USBC to secure abatement. Subsequently the fire official may request the legal counsel of the local governing body to institute the appropriate proceedings for an injunction against the continued use of the occupancy of the structure until such time as conditions have remedied.	Ensure all life safety issues are repaired/replaced. This includes repairs to the sprinkler and fire alarm systems, repairs to fire barriers, proper operation of fire rated appliances (to include, but not limited to doors leading to stairwells, laundry chute doors, doors with unapproved propping devices), electrical clearance and improper wiring.	General Contractor - DCM	To be completed in Phase I
110.5	When, in the fire official's opinion, there is actual and potential danger to the occupants or those in the proximity of any structure or premises because of unsafe structural conditions, or inadequacy of any means of egress, the presence of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases or material, the fire official may order the immediate evacuation of the structure or premises. All notified occupants shall immediately leave the structure or premises and no person shall enter until authorized by the fire official.			

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
108.1.1	No Permit - Construction without Permit - Work without permits, including but not limited to replacement gas water heaters, new electrical wiring throughout, dryers, duct modifications, furnace requirements, fire alarm and sprinkler pipe changes.	Stop all work and obtain required permits, RDP, evaluations required for all trades and building, full analysis.	General Contractor - DCM	All required evaluations are included with this submittal. Code and critical deficiencies have been identified. Permit applications are in progress - pending approval.
	Gas Water Heaters	Engaged licensed plumber to evaluate hot water heater piping, prepared riser diagram to correct deficient hot water heater piping.	Remington - Plumber	Applied for Gas Permit - pending issuance
	Electrical Wiring	Engaged Electrical Engineer to assess electrical systems - see deficiency report.	MEP Designs - EOR	Applying for electrical permit to correct all deficiencies
	Duct Modifications and Furnace Required	Engaged Mechanical Contractor to survey equipment - see deficiency report.	Remington - HVAC	Applying for mechanical permit to correct all deficiencies
	Fire Alarm	Engaged Tru Vizion to assess the fire alarm system - see annual inspection report.	Tru Vizion - Fire Alarm	Applying for fire alarm permit to correct all deficiencies
	Fire Suppression	Engaged Summit Fire to assess the fire suppression system - see two proposals outlining scope of work to achieve annual inspection approval	Summit Fire	Two permits current suspected by FMO
	Fitness Room Addition	Engaged Architect to design addition, alteration for fitness room and new proposed use	DCMI	Applying for building permit

CODE SECTION	VIOLATION	CORRECTIVE ACTION NECESSARY	ASSIGNED	CURRENT PROGRESS
113.3	Required inspections not obtained - required inspections not obtained for permits - see below:	Obtain all required approved inspections.	General Contractor - DCMi	
	FPP2020-00040 - Emergency sprinkler repair - replace 6" x 5" pipe on riser with a pin hole [7/9/2019] - STATUS IS CANCELED	Obtain all required approved inspections.	Summit Fire	Permit application was canceled - no fees paid. No further action.
	FPP2018-00287 - FPP FOR FIRE SPRINKLER - STATUS IS ABANDONED	Obtain all required approved inspections.	Summit Fire	To be completed in Phase I - all corrective work to sprinkler system will occur in this phase under permit FPP2026-00774, FPP2026-00533
	BLD2017-03740 - ***NOT ELIGIBLE FOR REINSTATEMENT - MUST REAPPLY *** ALTERATIONS/REPAIRS TO REPLACE SLOPE ROOF WITH FLAT ROOF AT CANOPY, REDESIGN TOWERS AT FRONT ENTRANCE - STATUS IS ABANDONED	Obtain all required approved inspections.	DCMI	Alteration/renovation permit was issued - currently in contact with Special Inspections office to determine why final inspection was rejected. Will obtain final inspection as required.
	BLD2013-03161 - A/R FOR WATER DAMAGE DUE TO SPRINKLER ACTIVATION ***SEE BCE2013-0283*** SEE CASE NOTES BEFORE ISSUING ELECTRICAL - PERMIT IS ABANDONED	Obtain all required approved inspections.	DCMI	Alteration/renovation permit was issued, no inspections requested. PWC comments refer to closed case BCE2013-0283. Requested additional information from JB/PWC Code.
	BCE2013-0283POST DAMAGE***CLOSED			