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DCMI Mid Atlantic Inc

6950 Nova Way, Manassas, VA

Sparks Hilton Electrical Assessment and Remediation Report

Prepared for:

**DCMI Mid Atlantic
The Plains, Virginia 20198**

Prepared by:

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MEPD Project No. 2026102

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I. EXECUTIVE SUMMARY

MEP Designs, Inc. (MEPD), an engineering and commissioning firm, was retained by **DCMI Mid Atlantic** to perform an electrical condition assessment of the building located at **6950 Nova Way, Manassas, Virginia**. The purpose of the assessment was to evaluate the condition of the existing electrical systems, identify code and safety deficiencies, and provide recommendations for corrective actions.

Based on the site inspection, the observed deficiencies can be categorized into the following two groups:

1. Code and Life Safety Deficiencies (Mandatory Corrective Actions)

These deficiencies are associated with non-compliance with the applicable provisions of the National Electrical Code (NEC), NFPA 72 (National Fire Alarm and Signaling Code), and the International Energy Conservation Code (IECC). Correction of these deficiencies is recommended to achieve compliance with applicable codes and to improve occupant safety. The observed deficiencies include, but are not limited to, the following:

- Nonmetallic-sheathed (NM/Romex) cable installed above accessible suspended ceilings.
- Exposed, unsupported, or improperly secured electrical conductors.
- Non-functional or deteriorated emergency lighting units and exit signs.
- Improperly installed receptacles, including loose devices, gaps between faceplates and finished wall surfaces, and missing or damaged faceplates.
- Damaged lighting fixtures, including fixtures with missing or broken lenses.

- Common area lighting not provided with occupancy or motion-sensing controls as required by the applicable energy code.
- Guest room smoke detectors in poor condition, requiring replacement and functional testing.

2. Recommended System Improvements

The following recommendations are intended to enhance electrical system reliability, improve occupant safety, and reduce long-term operating and maintenance costs. While these items are not considered mandatory code corrections, their implementation is strongly recommended.

- Replace the existing hallway lighting fixtures with new energy-efficient LED fixtures.
- Install a Type 1 or Type 2 Surge Protective Device (SPD) at the building's main switchboard to reduce the risk of damage to electrical and electronic equipment caused by transient overvoltages.

II. INTRODUCTION

This report presents the findings of an electrical condition assessment performed by **MEP Designs, Inc.** The assessment was based on a visual inspection of accessible electrical systems and equipment, review of available documentation, photographs obtained during the site visit, and discussions with building management personnel.

The purpose of this report is to document the existing conditions observed during the inspection and to provide recommendations for corrective actions and future improvements.

The inspection was limited to a non-invasive visual evaluation of readily accessible electrical equipment and installations. No destructive testing, concealed condition investigation, or



interruption of normal building operations was performed. Consequently, conditions concealed within walls, ceilings, floors, equipment enclosures, or otherwise inaccessible during the inspection were not evaluated. MEP Designs, Inc. assumes no responsibility for deficiencies that were not visible or could not reasonably be identified during the course of the visual inspection.

III. GENERAL NOTES / RECOMMENDATIONS:

Based on the assessment, the following items should be verified and addressed as part of the recommended corrective actions:

- **Emergency Lighting:** Verify that all emergency lighting units are equipped with integral battery backup and a test button. Perform operational testing of each unit and replace any fixtures that fail to operate properly or do not provide the required emergency illumination.
- **Exit Signs:** Verify that all exit signs are operational and equipped with a functional test button. Test each unit and replace any non-functional or defective exit signs to ensure compliance with life safety requirements.
- **Smoke Detectors:** Verify that all rooms are provided with smoke detectors, as required by the applicable fire and building codes. Test all existing smoke detectors and replace any devices that are non-functional, damaged, or have reached the end of their service life.
- **Electrical Panels:** Upon completion of the renovation work, perform an infrared (thermographic) inspection of all existing electrical panels to identify loose electrical connections, overloaded circuits, or other abnormal thermal conditions. Any deficiencies identified during the inspection should be corrected. Install an Surge Protection Device on the existing Main Distribution Panel.
- **Accessible Ceiling Wiring:** Replace all NM (Romex) type cable installed above accessible suspended (grid) ceilings where the wiring is accessible by removing ceiling tiles. In these accessible ceiling spaces, branch circuit wiring shall be installed using Type MC cable or individual conductors installed in Electrical Metallic Tubing (EMT), in accordance with the applicable electrical code requirements.
- **Fire Alarm System:** The entire addressable fire alarm system, including but not limited to the fire alarm control panel, initiating devices (smoke detectors, heat detectors, manual pull stations, monitor modules, etc.), notification appliances (horns, strobes, speakers, and speaker/strobes), annunciator panels, control modules, relay modules, and communication circuits, shall be functionally tested by a qualified fire alarm contractor in accordance with NFPA 72 and the manufacturer's recommendations. Any non-functional, damaged, or obsolete devices shall be repaired or replaced as necessary. Upon completion of the testing and corrective work, documentation of the testing results shall be provided.

- **Common Areas Lighting Control:** All Common areas that are under renovations, including but not limited to renovated hallways, Laundry, Linen, Offices, Maintenance rooms etc., shall be provided with motion sensing devices controlling the lighting fixtures.

Renovated Guest Rooms: In all guest rooms identified in the Electrical Inspection Report as "**In Renovation**," the electrical installation shall comply with the following minimum requirements:

- All receptacles, switches, and other wiring devices shall be securely supported by the building structure (wall studs or other approved structural members) and shall not be supported solely by the wall finish.
- All device faceplates shall be installed plumb and level, with no visible gaps between the faceplate and the finished wall surface.
- All branch-circuit wiring shall be concealed within the wall construction, adequately supported, and installed in accordance with the applicable electrical code. Exposed or unsupported wiring shall not be permitted.
- All receptacles installed in bathrooms shall be GFCI-protected.
- Receptacles shall be installed in readily accessible locations and shall not be obstructed by fixed equipment or architectural finishes.
- In guest room living areas, all lighting fixtures and all receptacles, with the exception of the refrigerator receptacle, shall be controlled by the room energy management (key card) system. When the room is placed in the **unoccupied mode**, the system shall automatically de-energize the controlled lighting and receptacle circuits after a maximum delay of **20 minutes**.
- Install new interconnected smoke detectors in each renovated room, in accordance with the applicable building and fire codes. Each smoke detector shall be provided with a new backup battery. Upon completion of the renovation work, all smoke detectors shall be functionally tested to verify proper operation and interconnection.

IV. ELECTRICAL DEFICIENCY LIST AND RECOMMENDED CORRECTIVE ACTIONS:

Item	ROOM	PHOTOS	DEFICIENCY	CORRECTIVE ACTIONS
1	3 RD FL LINEN		Wires from panel hanging in the air.	Remove the wires from the panel.
2	3 RD FL LINEN		Materials are stored in front of panel. Lights are broken and with missing lenses.	Keep at least 3ft clearance in front of the panel. Remove the materials. Replace damaged lights and install lenses for the fixtures.
3	Room 301	N/A	No visible electrical deficiencies were observed..	N/A
4	Room 302	N/A	No visible electrical deficiencies were observed.	N/A
5	Room 303	N/A	No visible electrical deficiencies were observed.	N/A

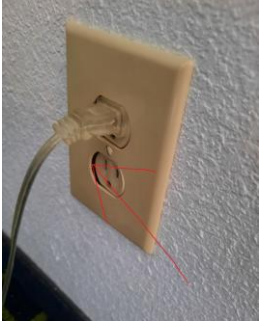
6	Room 304		Thermostat is missing	Install thermostat
7	Room 305		Thermostat is missing. Receptacle plate is broken.	Install thermostat. Install new receptacle plate.
8	Room 306		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
9	Room 307		Thermostat is missing. Visible and accessible wires. Receptacle in the bathroom non-GFI.	Install thermostat. Install a GFI receptacle in the bathroom.

10	Room 308		Receptacle improper installed	Reinstall the receptacles without gap between receptacle and plate
11	Room 309	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
12	Room 310	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
13	Room 311	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
14	Room 312		Thermostat is missing	Install thermostat
15	Room 313	N/A	No visible electrical deficiencies were observed.	N/A
16	Room 314	N/A	No visible electrical deficiencies were observed.	N/A

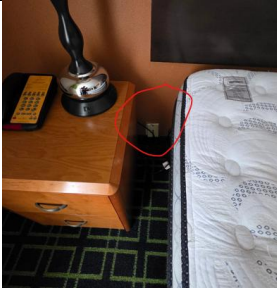
17	Room 315		Receptacle improper installed	Reinstall the receptacles without gap between receptacle and plate
18	Room 316	N/A	No visible electrical deficiencies were observed.	N/A
19	3 rd floor Linen Chute		Light Fixture with missing lenses	Install lighting fixture lenses
20	Room 317	N/A	No visible electrical deficiencies were observed.	N/A
21	Room 318		Thermostat is missing. Visible and accessible wires. Receptacle improper installed	Install thermostat. Reinstall the receptacles without gap between receptacle and plate

22	Room 319		Smoke Detector is missing.	Install Smoke Detector
23	Room 320	N/A	No visible electrical deficiencies were observed.	N/A
24	3 rd floor Electrical Room	 	Panel L3C schedule is missing. Loose and improper supported wires. Lighting Fixture Lenses improper installed	Trace all circuits in the panel and create a panel schedule. Demolish all unused wired. The wires shall be supported withing 12" from the connectors. Install Lighting Fixture lenses.

				
25	Room 321	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
26	Room 322	N/A	No visible electrical deficiencies were observed.	N/A
27	Room 323	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
28	Room 324	N/A	No visible electrical deficiencies were observed.	N/A
29	Room 325	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
30	Room 326	N/A	No visible electrical issues.	N/A
31	Room 327		Junction Box improper installed with broken cover. Thermostat is missing. Accessible wires Receptacle with water leakage traces	Reinstall the box and replace the cover. Install thermostat. Remove the receptacle and the box, verify if humidity is still present. Coordinate with the architect for fixing the leakage issue

		 		prior installing a new receptacle with a new plate.
32	Room 328		Receptacle improper installed	Reinstall the receptacles without gap between receptacle and plate
33	Room 329	N/A	No visible electrical deficiencies were observed.	N/A
34	Room 330	N/A	No visible electrical deficiencies were observed.	N/A
35	3 rd floor Maintenance		Receptacle without cover. Lighting fixtures with missing lamps and without lenses. Exhaust fan installed without protection grill.	Install receptacle plate. Repair fixtures, install new lamps and lenses. Install fan protection grill. Clean the room to have access and 3 ft

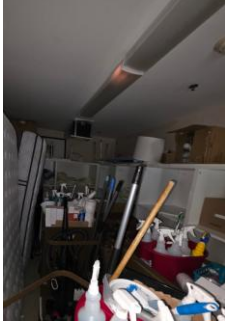
		  	Materials stored in front of the panel blocking the access.	clearance in front of the panel.
36	3 rd floor Hallway	 	Visible water stains due to roof leakage. Improper usage of the NM cable (Romex) above accessible ceiling. However the 3rd floor hallway is in renovation process and a new inspection shall be scheduled after the entire renovation is finished.	Coordinate with roof repairing contractors and replace the fixture if damaged. Above the accessible ceiling the use of Romex is not allowed by NEC. However, Romex could be used embedded in walls or in drywall ceiling. (not accessible spaces)

37	Room 230		Receptacle plate is broken.	Replace the plate
38	Room 229		Data outlet plate not aligned with the mud ring	Reinstall or replace the plate.
39	Room 228		Receptacle with broken plate. Improper installation of the data outlet with gap between the wall and outlet.	Replace receptacle plate. Patch the wall and reinstall the receptacle.
40	Room 227		Receptacle improper installed.	Reinstall the receptacle and fix the drywall.
41	Room 226	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation

42	Room 225	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
43	Room 224	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
44	Room 223	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
45	Room 222		Soft receptacle face plate with gap between the faceplate and wall.	Replace the faceplate with a commercial type.
46	Room 221	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
47	2 nd floor electrical room		Panel L2C schedule is unreadable.	Trace all circuits in the panel and update the panel schedule.
48	Room 220	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation

49	Room 219			Improper face plate installation.	Remove and reinstall the receptacle to ensure it is securely fastened to the outlet box, properly supported, and installed flush with the finished wall. Replace the faceplate if damaged, ensuring there are no visible gaps between the faceplate and the wall surface.
50	Room 218	N/A		No visible electrical deficiencies were observed.	N/A
51	Room 217	N/A		No visible electrical deficiencies were observed.	N/A
52	Room 216	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
53	Room 215	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
54	Room 214	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
55	Room 213	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
56	Room 212	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
57	Room 211	N/A		Room in renovation. (cleaning, painting)	Shall be reinspected after renovation

58	Room 210	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
59	Room 209	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
60	Room 208	N/A	No visible electrical issues.	N/A
61	Room 207	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
62	Room 206	N/A	No visible electrical issues.	N/A
63	Room 205	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
64	Room 204	N/A	Not 100% accessible. Is used as temporary storage.	Shall be reinspected after renovation
65	Room 203	N/A	No visible electrical issues.	N/A
66	Room 202	N/A	Not 100% accessible. Is used as temporary storage.	Shall be reinspected after renovation
67	Room 201	N/A	Not 100% accessible. Is used as temporary storage.	Shall be reinspected after renovation
68	2 nd floor hallway	N/A	Hallway in renovation. (cleaning, painting)	Shall be reinspected after renovation

69	2 nd floor Lining room		Lighting fixtures do not work	Replace lighting fixtures.
70	Room 101		Improper face plate installation.	Remove and reinstall the receptacle to ensure it is securely fastened to the outlet box, properly supported, and installed flush with the finished wall. Replace the faceplate if damaged, ensuring there are no visible gaps between the faceplate and the wall surface.
71	Room 102	N/A	Is used as temporary storage but No visible electrical issues have been identified.	N/A
72	Room 103	N/A	No visible electrical issues.	N/A
73	Room 104		Ceiling junction box without cover.	Install cover for the junction box.

74	Room 105		Improper face plate installation.	Remove and reinstall the receptacle to ensure it is securely fastened to the outlet box, properly supported, and installed flush with the finished wall. Replace the faceplate if damaged, ensuring there are no visible gaps between the faceplate and the wall surface.
75	Room 106	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
76	Room 107	N/A	No visible electrical issues.	N/A
77	Room 108	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
78	Room 109	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
79	Room 110	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
80	Room 110	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation

81	1 st floor hallway		Improper usage of the NM cable (Romex) above accessible ceiling	Above the accessible ceiling the use of Romex is not allowed by NEC. However, Romex could be used embedded in walls or in drywall ceiling. (not accessible spaces)
82	Room 121	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
83	Room 122	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
84	Room 123	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
85	Room 124	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
86	Room 125	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
87	Room 126	N/A	No visible electrical issues.	N/A
88	Room 127	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
89	Room 128	N/A	No visible electrical issues.	N/A
90	Room 129	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation
91	Room 130	N/A	Room in renovation. (cleaning, painting)	Shall be reinspected after renovation

92	1 st floor Boiler Room	  	Improper wiring method. Wires not supported. Insufficient lighting level Existing Air Compressor used for the Fire Protection system has an undersized overload protection. Face plates for receptacle and switch missing	Support the MC cable per NEC. Install supplementary lighting fixtures Replace existing 15A, 3-pole breaker in the panel P2 with a 20A, 3-pole breaker. Install faceplates for the Switch and receptacle.
93	1 st floor Electrical Room		Missing Emergency Light. Missing lighting fixtures lenses. Ground System is not visible. Trace of water leakage and boxes improperly installed. Materials stored in the	Install a new emergency light with battery backup Install the lighting fixtures lenses. Grounding system shall be tested. Minimum impedance shall be 10 ohms Coordinate with GC to stop the water leakage.

			electrical room blocking the access and clearance in front of the panels. Surge Protection Device missing	Clean the electrical room and keep the clearance in front of electrical panels and switchboard Install a Surge protection device Class A on the main switchboard.
94	1 st floor office		Light fixture trim improperly installed	Re-install the light fixture trim.
95	1 st floor Laundry	 	Receptacle without GFI protection. Lighting Fixtures with broken lenses. Smoke detector improperly installed	Replace normal receptacles with GFI type. Replace the lenses for the lighting fixtures. Re-install the smoke detector.

				
96	1 st floor reception		Switches without face plates	Install faceplates for all switches.
97	1 st floor office		Lighting fixture without lenses.	Install protective lenses to match existing fixtures.
98	1 st floor Fitness Room	N/A	No visible electrical deficiencies were observed.	N/A
99	1 st floor reception	N/A	Room in partial renovation. (cleaning, painting)	Shall be reinspected after renovation
100	1 st floor pool equipment room		Normal Receptacles installed. Lighting Fixture without lenses	Replace the receptacles and the boxes with water proof GFI receptacles. Install water proof lenses, or replace the fixture.

					
100	1 st Floor Pool		Improper receptacle installation	Relocate the existing GFI and provide a waterproof box.	
101	Building exterior		Exterior egress without emergency light	Install exterior emergency lights.	
102	Building exterior		Feeder exposed and un-protected.	Change the wiring system and protect the exposed feeder.	
103	Building exterior		Exterior egress without emergency light	Install exterior emergency lights with battery backup	