



Property Improvement Plan

October 27, 2025

Days Inn
1700 N Chester St,
Gastonia, NC, United States, 28052
Inspection Date : October 27, 2025

Items outlined below by Focus Area and Required Action Description.

Y = Indicates Design Approval Required

Category	Items	Required Action Description
To Be Completed Prior to Opening		
Administrative Policies	Bandwidth/Speed > High Speed Internet Access Requirements	Provide complimentary high-speed Internet access.
Food and Beverage	Hours of Operation > Breakfast Availability	Provide breakfast option as required.
Food and Beverage	> Breakfast Area Television	Replace breakfast area television. 43" required.
Guestroom	Shower Curtain > Guest Bath Amenities & Supplies	Replace shower curtains.
Guestroom	Ceiling/Walls > Guest Bath Design	Replace ceiling tile in bath area where stained or discolored.
Guestroom	Bathtub/Shower > Guest Bathroom Furnishings & Equipment	Refinish bathtubs where stained or discolored.
Guestroom	Doors > Guestroom Doors	Paint bathroom doors. Replace hardware where worn or tarnished.
Guestroom	Hangers > Guestroom Furniture & Fixture Requirements	Replace hangers.
Guestroom	HVAC/PTAC/Odor/Temp > Interior HVAC/PTAC	Replace PTAC units where worn or damaged.
Guestroom	> Guest Bath Design	Replace bathroom artwork. Removal is acceptable.
Guestroom	> Guest Bedding	Replace bed toppings per DAWN specifications.
Guestroom	> Guest Bedding	Provide WynRest linens.
Guestroom	> Guest Bed Pillows	Provide WynRest pillows.
Guestroom	Ceiling/Walls > Guestroom Walls/Ceiling	Paint guestroom walls per Dawn specifications. Accent wall no longer permitted.
Guestroom	Flooring > Guestroom Flooring/Carpeting	Replace guestroom flooring with one of the DAWN flooring options. LVT flooring is an acceptable option.
Guestroom	Nightstand > Guestroom Furniture & Fixture Requirements	Replace nightstands per DAWN specifications.
Guestroom	Activity Table > Guestroom Furniture & Fixture Requirements	Replace activity tables and chairs per DAWN specifications.
Guestroom	Window Treatments > Guestroom Furniture & Fixture Requirements	Replace window treatments per DAWN specifications.
Guestroom	Headboard > Guestroom Furniture & Fixture Requirements	Replace headboards per DAWN specifications.
Guestroom	Desk/Writing Surface > Guestroom Furniture & Fixture Requirements	Replace desks per DAWN specifications.
Guestroom	Dresser/Credenza/Media Cabinet > Guestroom Furniture & Fixture Requirements	Replace dressers per DAWN specifications.
Guestroom	Mattress > Mattress Foundation Specifications	Replace mattresses where aged over 10 years, missing date tags and/or conditionally deficient.
Guestroom	> Guest Bath Terry	Provide WynDry terry.
Guestroom	Box Spring > Mattress Foundation Specifications	Replace box springs where aged over 10 years, missing date tags and/or conditionally deficient.
Guestroom	Television > Guestroom Television Requirements	Replace televisions. Minimum 43" required. Conceal cords from view.

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Guestroom	Telephone/Dialing Instructions > Guestroom Ops Supplies & Equipment	Replace telephone faceplates.
Guestroom	Desk Chair > Guestroom Furniture & Fixture Requirements	Replace desk chairs.
Guestroom	Light Fixture > Guestroom Lighting Requirements	Replace lighting package.
Guestroom	Lounge Chairs > Guestroom Furniture & Fixture Requirements	Replace lounge chairs.
Guestroom	Artwork > Guestroom Furniture & Fixture Requirements	Replace existing artwork with the DAWN headboard wall imagery.
Guestroom	Decorative Mirror > Guestroom Furniture & Fixture Requirements	Replace wall mirrors.
Guestroom	Entrance Door Lock > Guestroom Door Locks	Replace entrance door locks. RFIDs required.
Guestroom	Mirror > Guest Bathroom Furnishings & Equipment	Replace vanity mirrors with decorative framed or backlit mirrors.
Hotel Arrival and Exterior	> Exterior Signage Requirements	Paint sign stanchion.
Hotel Arrival and Exterior	Doors > Exterior Doors	Paint doors (guestroom and service).
Hotel Arrival and Exterior	> Landscaping	Upgrade landscaping.
Hotel Arrival and Exterior	> Parking Area and Driveways	Repair, reseal, and re-stripe parking lot. Paint parking lot curbing.
Hotel Arrival and Exterior	Exterior Signage > Exterior Signage Requirements	Provide approved exterior signage. Incorporate "By Wyndham" signage endorsement.
Hotel Arrival and Exterior	> Sidewalks/Walkways	Refinish walkways where discolored, damaged.
Hotel Arrival and Exterior	Dumpster Enclosure > Dumpster, Loading Dock and Service Area	Construct dumpster enclosure and gates.
Hotel Arrival and Exterior	Reader Board > Exterior Signage Requirements	Replace Reader Board faceplate.
Hotel Facilities	> Public Restroom Design and Requirements	Construct a public restroom as required.
Hotel Facilities	Interior Finish > Pool/Hot Tub/Spa/Sauna Requirements	Refinish interior swimming pool surface.
Hotel Facilities	Appearance > Pool Operations	Install a pool cover in the off season.
Hotel Facilities	> Pool Furniture and Equipment	Replace/Provide swimming pool furniture package.
Hotel Facilities	Fencing > Pool/Hot Tub/Spa/Sauna Requirements	Paint swimming pool fence.
Hotel Facilities	Ceiling/Walls > Guest Laundry Design	Repair/Paint walls in guest laundry.
Hotel Facilities	Ceiling/Walls > Vending Area Requirements and Design	Repair/Paint walls in vending areas.
Hotel Facilities	> Interior Signage	Replace interior/directional signage and room number plaques.
Hotel Facilities	Deck > Pool/Hot Tub/Spa/Sauna Requirements	Refinish swimming pool deck.
Lobby and Front Desk	Artwork > Lobby Area Fixtures and Finishes	Install Sunburst lobby artwork package as required.
Lobby and Front Desk	Ceiling/Walls > Lobby Area Fixtures and Finishes	Replace lobby wallcovering.
Lobby and Front Desk	> Front Desk Area Design	Remove hanging partition from registration desk.
Lobby and Front Desk	> Lobby Floor Mat	Provide logoed floor mats.

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Lobby and Front Desk	> Lobby Furniture	Replace lobby furniture package.

PLAN REQUIREMENTS & SUBMITTAL PROCESS

Please submit all design plans and specifications to Wyndham Interior Design (interior.design@wyndham.com) for review and approval prior to purchasing or starting renovations. All renovations must meet Brand Standards, any items purchased or renovated without approval may need replacement if they do not meet brand design standards.

OVERVIEW

The PIP identifies specific items which we inspected at the Facility which were not in compliance with brand standards and need to be corrected. It is the responsibility of the Owner/Franchisee to review the Brand Standards Manual for a complete description of all standards and to maintain Brand Standards for any areas of the property that are not specifically covered in this PIP.

In addition, you are responsible for ensuring that the Facility is constructed, improved, maintained and operated in compliance with all applicable federal, state and local laws, codes, ordinances and regulations, including but not limited to, the Americans with Disabilities Act and its Accessibility Guidelines. This PIP was based on a random sample inspection of the Facility on the date specified. You may need to take additional actions to meet brand standards or comply with law or, at our discretion, if the condition of the facility changes materially since the inspection date or if the brand standards change.

All items in this PIP are required to be completed no later than the timeframes noted. Time extensions in no way imply a waiver. Failure to comply with specified deadlines for completing items may result in default under your license or franchise agreement and reservation service suspension. All items will continue to be evaluated on condition, appearance and adherence to brand standards through periodic quality assurance inspections. Any items on a future quality assurance inspection that do not meet brand standards will be required to be remedied. Failure to maintain acceptable levels of conditions and appearance and adherence to brand standards may be grounds for default under the Franchise or License Agreement. Prior to the commencement of all work you are required to ensure that you are complying with the most current standards. Please consult your Development Director or noted department with specific questions to comply with the requirements contained in the PIP.

To obtain access to the Brand Standards please visit <https://brandstandards.wyndham.com> and/or contact your Wyndham representative to request temporary Brand Standard Portal access. Your request will be reviewed and processed in a timely manner.

By signing this PIP, you acknowledge and agree that this PIP may be provided to Wyndham Hotels & Resort's approved vendors for the purpose of their offering products and services that are required to complete this PIP. You hereby grant permission for the entire PIP and/or any information necessary for the vendor to offer their products and services. The information provided includes but is not limited to contact information, property address, number of rooms, brand converting to, and a list of items related to necessary or required products and services.

ONLY THE FRANCHISOR MAY REVISE THIS PIP. THE PIP IS VOID 180 DAYS AFTER THE INSPECTION DATE UNLESS THE FRANCHISE OR LICENSE AGREEMENT BECOMES EFFECTIVE.

The Franchise Review Committee may in its discretion revise this PIP as a condition of approving your application. You should not consider this PIP to be final until we sign the License or Franchise Agreement.

Signed: _____ Date: _____

Print Name: _____

Revisions- All Previous Copies are Invalid