

**City of Richardson Community Services Department  
Apartment Inspection Program Report**

Arboretum Estates  
411 E. Buckingham Ln  
November 22, 2016

	Possible Points	Score
<b>Building Interior</b>		
Condition of Stairs, Handrails, and Guardrails	1.00	1.00
Condition of Ceilings	1.00	1.00
Condition of Walls	1.00	1.00
Condition of Doors and Windows	1.00	1.00
Condition of Floors and Floor Coverings	1.00	1.00
Sub-Total	5.00	5.00
<b>Building Exterior</b>		
Condition of Paint, Wood, Siding, Trim	6.00	6.00
Condition of Stairs, Handrails, and Guardrails	4.00	4.00
Condition of Doors, Windows, Shutters, Screens	4.00	4.00
Condition of Roofs, Soffits, Fascia, Flashing	3.00	2.00
Condition of Walls	2.00	1.00
Condition of Gutters, Downspouts	2.00	1.50
Condition of Foundations	2.00	2.00
Condition of Chimneys	1.00	0.75
Condition of Ceilings	1.00	0.75
Condition of Floors	1.00	1.00
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	24.00
<b>Property Maintenance</b>		
Condition of Common Areas	5.00	4.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.00
Condition of Fences, Screening Walls, Retaining Walls	3.00	2.75
Landscape Plan, Maintenance	2.00	1.00
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	2.00
Junk Vehicles, Other Parking Violations	2.00	1.75
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	17.50

**City of Richardson Community Services Department  
Apartment Inspection Program Report**

Arboretum Estates  
411 E. Buckingham Ln  
November 22, 2016

	Possible Points	Score
<b>Interior Electrical</b>		
Condition of Electrical Panels	2.00	2.00
Condition and Protection of Wiring	2.00	2.00
Condition and Protection of Light Fixtures	1.00	1.00
Condition and Protection of Wiring of Appliances	1.00	1.00
Condition of Junction Boxes, Switches and Receptacles	1.00	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	8.00
<b>Exterior Electrical</b>		
Condition of Electrical Panels	2.00	1.00
Condition and Protection of Wiring	2.00	1.50
Condition and Protection of Light Fixtures	1.00	0.75
Condition of Meter and Service Equipment	1.00	0.50
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.50
Accessibility	1.00	1.00
Sub-Total	8.00	5.25
<b>Interior Plumbing</b>		
Condition of Plumbing Fixtures	3.00	2.75
Condition of Gas Appliances	1.00	1.00
Sub-Total	4.00	3.75
<b>Exterior Plumbing</b>		
Condition of Sprinkler System, Hose Bibs	1.00	1.00
Condition of Clean Outs	1.00	1.00
Sub-Total	2.00	2.00
<b>Water Heaters and Boilers</b>		
Combustion Air	1.00	1.00
Condition and Protection of Wiring	1.00	1.00
Condition of Flue Pipes	1.00	1.00
Condition of Gas Connections	1.00	1.00
Condition of Temperature / Pressure Relief Valve / Line	1.00	1.00
Water Supply	1.00	1.00
Sub-Total	6.00	6.00

**City of Richardson Community Services Department  
Apartment Inspection Program Report**

Arboretum Estates  
411 E. Buckingham Ln  
November 22, 2016

	Possible Points	Score
<b>Heating and Air Conditioning Equipment</b>		
Condition and Protection of Wiring	1.00	1.00
Condition of Flue Pipes	1.00	1.00
Condition of Gas Connections	1.00	1.00
Condition of Filters and Condensate Drains	1.00	1.00
Accessibility	1.00	1.00
Sub-Total	5.00	5.00
<b>Health Interior</b>		
Occupancy Standards	2.00	2.00
Heating and Air Conditioning	1.00	1.00
Rodent, Insect Infestation	1.00	1.00
Sanitary Conditions	1.00	1.00
Sanitary Sewer Function	1.00	1.00
Water Temperature	1.00	1.00
Sub-Total	7.00	7.00
<b>Health Exterior</b>		
Condition of Pools, Pool Equipment	1.00	1.00
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	2.00
<b>Fire</b>		
Smoke Detectors	3.00	3.00
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	5.00
<b>Total</b>	<b>100.00</b>	<b>90.50</b>

The following violations were noted during the 2016 annual inspection of the Arboretum Estates Apartments.

**Section 1- Life Safety and Health Issues** – All life safety and health violations are considered a priority and should be corrected immediately. Please consider the following violations a priority and correct all violations by **January 23, 2017**. Due to the seriousness of these violations, please understand that failure to comply by the above deadline could result in the issuance of citations.

- Office pool south fence gate does not self-close

**Section 2 - Property Standards** - General property violations of the building structures, common areas, recreational areas, parking and drive areas should be completed within 60 days. The following building and property violations require routine maintenance and repair and should be corrected by **March 13, 2017**.

Office/Clubhouse

- No violations

Dog Park

- No violations

Fitness Center

- No violations

General Appearance

- Chipped and peeling paint on handrails and guards throughout property
- Grease and oil accumulation in parking spaces throughout the property

Laundry Room

- No violations

Hot Water Heater Closet

- No violations

Maintenance Building

- No violations

Pool

Office

- No violations

East Side

- No violations

Six units requested an inspection

Unit 333

- No violations

Unit 417

- Water damaged sheetrock and wood trim behind toilet in master bedroom

Unit 517

- No violations

Unit 537

- No violations

#### Unit 615

- Loose exhaust fan cover in master bathroom

#### Unit 825

- No violations

#### Building 1

- Missing dead front panel in A/C disconnect on south side
- Loose junction box cover by ground light on south side
- Faded numbers on electrical meter disconnects

#### Building 2

- Cracked caulking at wood trim at arched brick at stair entrance on first and second floor on north and south sides
- Missing light shield on second floor by unit 226
- Crack in brick by stairs on southeast corner
- Faded numbers on electrical meter disconnects

#### Building 3

- Missing numbers on electrical meter disconnects
- Missing all-weather cover over GFCI outlet behind A/C condensers on west side

#### Building 4

- Damaged soffit on southwest corner over unit 431
- Missing numbers on electrical meter disconnects
- Crack in brick over window on east side

#### Building 5

- Damaged chimney cap on southeast corner
- Missing numbers on electrical meter disconnects
- Cracks in brick by window at unit 515
- Cracks in brick by window on south at unit 518

#### Building 6

- Missing numbers on electrical meter disconnects
- Damaged ceiling at stair entrance to unit 611

#### Building 7

- Missing numbers on electrical meter disconnects
- Crack in brick above window on west side at unit 718
- Crack in brick arch over patio at units 711 and 718
- Missing light shield on balcony at unit 728
- Dirt accumulated on sidewalk at stairs on north side

#### Building 8

- Missing light shield on patio at unit 816
- Exposed electrical conduit on ground by A/C condensers by unit 813
- Crack in brick at window on east side at unit 811
- Crack in brick arch at patio on north side at unit 818
- Missing numbers on electrical meter disconnects

#### Building 9

- Faded numbers on electrical meter disconnects
- Damaged trim board on soffit on east side above third floor

- Damaged soffit above balcony on east side at unit 931

#### Building 10

- Faded numbers on electrical meter disconnects
- Loose coax cable on ground on south side
- Damaged ceiling on balcony at unit 1023

#### Building 11

- Missing all-weather cover on outlet behind condensers on south and west sides
- Missing insulation on A/C line sets on east, south and west sides
- Damaged soffit on southeast corner and by chimney on north side at unit 1137
- Missing numbers on electrical meter disconnects
- Pipe on ground behind bushes on west side

#### Building 12

- Missing insulation on A/C line sets on south side
- Faded numbers on electrical meter disconnects
- Trash in hallways
- Crack in stucco below window on north side

#### Building 13

- Crack in brick over garage 8
- Damaged trim board under arch at patio at unit 1312

#### Building 14

- Missing numbers on electrical meter disconnects
- Broken electrical conduit at A/C disconnect on northwest corner
- Crack in brick over window on south side at unit 1416

#### Building 15

- Missing light shield at stair entrance on west side
- Faded numbers on electrical meter disconnects

#### Building 16

- Trash around building
- Missing insulation on A/C line sets on south side
- Crack in brick on south side at patio above arch at unit 1611
- Missing numbers on electrical meter disconnects

#### Building 17

- Broken downspout at gutter on northeast corner
- Cracked caulking at wood trim on north side at stairs
- Faded numbers on electrical meter disconnects
- Crack in brick by window on west side at unit 1714
- Loose A/C disconnect box on south side

**Section 3 – Recommended Improvements** – The following are minor issues that may deteriorate further and need action at a later date. These issues are included in this report for informational and planning purposes only. We recommend you monitor the following issues to prevent further deterioration over time.

- Loose window screens throughout the property
- Broken blinds throughout the property

**Section 4 – Tenant Issues** - The following tenant issues were noted during the annual inspection and the individual tenants have been contacted by City staff. At this time, no further action is required by management.

- Parking violation notices were left on 2 junked vehicle at the property on December 16-20, 2016
- Outside storage notices were left at 22 apartments for violations noted at the patios, balconies, and entryways on December 16-21, 2016

**Section 5 – Landscape Plan Requirements**

- Please replace all missing, dead and dying vegetation.
- Please fill all dirt areas with appropriate vegetation. Provide routine care to maintain landscape beds and turf areas in a healthy and living condition.