

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

Brandywine Apartments
500 Rockingham Ln
April 27, 2016

	Possible Points	Score
Building Interior		
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
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	5.00
Condition of Stairs, Handrails, and Guardrails	4.00	4.00
Condition of Doors, Windows, Shutters, Screens	4.00	3.75
Condition of Roofs, Soffits, Fascia, Flashing	3.00	3.00
Condition of Walls	2.00	1.25
Condition of Gutters, Downspouts	2.00	1.75
Condition of Foundations	2.00	2.00
Condition of Chimneys	1.00	1.00
Condition of Ceilings	1.00	1.00
Condition of Floors	1.00	1.00
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	24.75
Property Maintenance		
Condition of Common Areas	5.00	5.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.75
Condition of Fences, Screening Walls, Retaining Walls	3.00	3.00
Landscape Plan, Maintenance	2.00	1.50
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.00
Junk Vehicles, Other Parking Violations	2.00	2.00
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	19.25

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Interior Electrical		
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
Exterior Electrical		
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	0.75
Condition of Meter and Service Equipment	1.00	0.50
Condition of Junction Boxes, Switches, and Receptacles	1.00	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	7.25
Interior Plumbing		
Condition of Plumbing Fixtures	3.00	3.00
Condition of Gas Appliances	1.00	1.00
Sub-Total	4.00	4.00
Exterior Plumbing		
Condition of Sprinkler System, Hose Bibs	1.00	1.00
Condition of Clean Outs	1.00	1.00
Sub-Total	2.00	2.00
Water Heaters and Boilers		
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

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	Possible Points	Score
Heating and Air Conditioning Equipment		
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
Health Interior		
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
Health Exterior		
Condition of Pools, Pool Equipment	1.00	1.00
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	2.00
Fire		
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
Total	100.00	95.25

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

Section 1- Life Safety and Health Issues – All life safety and health violations are considered a priority and should be corrected immediately.

- No life safety or health issues were noted

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 **July 13, 2016**.

Office

- No violations

Laundry Room

- No violations

Maintenance Shop

- No violations

Building 1

Units 100-106

- Gutter screens on ground on southwest corner
- Crack in brick under window on south side at unit 106
- Crack in concrete on east side
- Zip ties on electrical disconnect boxes

Units 108-118

- Peeling paint on fascia on west side above units 116 and 118
- Tree hitting building on southwest corner of porch at units 116 and 118
- Rose bush hitting building on northwest corner of porch at units 112 and 114
- Crack in brick under window on south side at unit 108
- Broken bulbs in security lights on south side
- Zip ties on electrical disconnect boxes

Building 2

Units 200-210

- Crack in brick by window on north side at unit 208
- Cracked caulking around window on north and south sides at unit 208
- Zip ties on electrical disconnect boxes

Units 212-218

- Crack in brick on south side under window at unit 216
- Crack in concrete on east side by unit 212 and 214

Building 3

Units 300-302

- Crack in brick by window on south side at unit 300 and 302

Units 304-314

- Zip ties on electrical disconnect boxes
- Crack in brick by window on north side at unit 314

- Crack in brick on west side
- Crack in caulking around window on south side at unit 304

Units 316-318

- Hole in soffit on west side by A/C line set for unit 316
- Broken light bulb in security light on south side

Building 4

Units 400-406

- Crack in brick on south side by window at units 402 and 404

Units 408-420

- Crack in brick by A/C condenser for unit 408 on north side
- Zip ties on electrical disconnect boxes
- Cracked caulking around window on north side at unit 420
- Crack in brick on southwest corner
- Tree hitting building at porch at units 418 and 420
- Tree hitting building between units 416 and 418

Units 422-438

- Zip ties on electrical disconnect boxes
- Crack in brick 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.

- Gutters clogged with debris

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.

- Outside storage and grill notices were left at 2 apartments for violations noted at the patios, balconies, and entryways on May 4, 2016
- No parking violations were noted

Section 5 – Landscape Plan Requirements

- Please replace all missing, dead and dying vegetation per approved landscape plan by your 2017 annual inspection. (copy enclosed).
- Please fill all dirt areas with appropriate vegetation. Provide routine care to maintain landscape beds and turf areas in a healthy and living condition.