

City of Richardson Community Services Department

Apartment Inspection Program Report

Breckinridge Point Apartments

4250 E Renner Rd

July 14, 2016

| | Possible Points | Score |
|--|-----------------|-------|
| Building Interior | | |
| Condition of Stairs, Handrails, and Guardrails | 1.00 | 1.00 |
| Condition of Ceilings | 1.00 | 0.75 |
| 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 | 4.75 |
| Building Exterior | | |
| Condition of Paint, Wood, Siding, Trim | 6.00 | 4.00 |
| Condition of Stairs, Handrails, and Guardrails | 4.00 | 3.50 |
| Condition of Doors, Windows, Shutters, Screens | 4.00 | 3.75 |
| Condition of Roofs, Soffits, Fascia, Flashing | 3.00 | 2.75 |
| Condition of Walls | 2.00 | 1.75 |
| Condition of Gutters, Downspouts | 2.00 | 1.75 |
| Condition of Foundations | 2.00 | 1.75 |
| Condition of Chimneys | 1.00 | 1.00 |
| 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 | 23.00 |
| Property Maintenance | | |
| Condition of Common Areas | 5.00 | 4.00 |
| Open Storage; Hazardous, Combustible, Chemical Storage | 4.00 | 3.50 |
| Condition of Fences, Screening Walls, Retaining Walls | 3.00 | 3.00 |
| Landscape Plan, Maintenance | 2.00 | 1.75 |
| Site Plan | 2.00 | 2.00 |
| Condition of Parking Areas, Sidewalks, Leadwalks | 2.00 | 1.50 |
| Junk Vehicles, Other Parking Violations | 2.00 | 1.75 |
| Address, Unit Numbers | 1.00 | 1.00 |
| Sub-Total | 21.00 | 18.50 |

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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 | 1.75 |
| Condition and Protection of Light Fixtures | 1.00 | 0.75 |
| Condition of Meter and Service Equipment | 1.00 | 0.75 |
| Condition of Junction Boxes, Switches, and Receptacles | 1.00 | 0.75 |
| Accessibility | 1.00 | 0.75 |
| Sub-Total | 8.00 | 6.75 |
| Interior Plumbing | | |
| Condition of Plumbing Fixtures | 3.00 | 2.75 |
| Condition of Gas Appliances | 1.00 | 1.00 |
| Sub-Total | 4.00 | 3.75 |
| Exterior Plumbing | | |
| Condition of Sprinkler System, Hose Bibs | 1.00 | 0.75 |
| Condition of Clean Outs | 1.00 | 0.75 |
| Sub-Total | 2.00 | 1.25 |
| Water Heaters and Boilers | | |
| Combustion Air | 1.00 | 1.00 |
| Condition and Protection of Wiring | 1.00 | 0.75 |
| 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 | 5.75 |

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|---|-----------------|--------------|
| Heating and Air Conditioning Equipment | | |
| Condition and Protection of Wiring | 1.00 | 0.75 |
| 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 | 4.75 |
| 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 | 0.75 |
| Improper Drainage, Standing Water, | 1.00 | 0.75 |
| Sub-Total | 2.00 | 1.50 |
| Fire | | |
| Smoke Detectors | 3.00 | 3.00 |
| Unobstructed Means of Egress / Ingress | 1.00 | 1.00 |
| Portable Fire Extinguishers | 1.00 | 0.75 |
| Sub-Total | 5.00 | 4.50 |
| Total | 100.00 | 89.50 |

The following violations were noted during the 2016 annual inspection of the Breckinridge Point 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 **October 8, 2016**. Due to the seriousness of these violations, please understand that failure to comply by the above deadline could result in the issuance of citations.

- Pool Phase I - Pool gate north side by sidewalk does not self-latch/close correctly

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 **November 18, 2016**.

Clubhouse/Office Phase 1

- Expired inspection tag at fire extinguisher

Clubhouse Phase 2

- No violations

General Appearance

- Cigarette butts in breezeways
- Insects in breezeway lights
- Oil and grease accumulation in parking spaces
- Pedestrian gate at building 12 does not work
- Missing junction box cover at pedestrian gate south side building 24
- Bikes chained under stairs throughout the property
- Property currently undergoing a Capital Project for painting all buildings

Laundry Room Phase 1

- Items stacked against dryers

Laundry Room Phase 2

- Missing light shield at entry
- Unprotected wood trim at storage room

Maintenance Room

- Deteriorated vent

Playground Phase 1

- No violations

Playground Phase 2

- No violations

Pool Phase 1

Crack in concrete repair and loose decking by gazebo

Pool Phase 2

- No violations

Five units requested an interior inspection

Unit 815

- Loose escutcheon plate above bathtub

Unit 1127

- Not allowed entry

Unit 2225

- Deteriorated seal around bathtub

Unit 2231

- Not allowed entry

Unit 2415

- No violations

Building 1

- Broken concrete at sidewalk between columns and unit 111
- Damaged fascia west side by unit 136
- Damaged fascia west side by unit 131
- Tree limbs hitting building south west corner
- Peeling paint at ceiling near stairs to unit 125
- Peeling paint on iron rails at balcony unit 126
- Peeling paint at fascia by unit 136

Building 2

- Tree limbs hitting building west side
- Spalling concrete at leadwalk to unit 214
- Water damage and possible water leak above stairs to unit 225
- Mud accumulated in parking spaces south east corner
- Missing light shield at entry unit 221
- Water damage and possible water leak above stairs to unit 221
- Water damage and possible water leak at ceiling patio unit 214
- Cracks in concrete at drive north east corner

Building 3

- Peeling paint on ceiling by entry unit 314
- Mud accumulated on sidewalk west side
- Concrete upheaval on sidewalk west side
- Broken concrete at base of stairs to unit 328
- Peeling paint on fascia above stairs to unit 338
- Faded address numbers at meter disconnects
- Missing light shield at patio unit 311
- Broken concrete at curb by unit 311

Building 4

- Cracks in concrete at drive east side
- Broken concrete at base of stairs to unit 434
- Chipped and peeling paint on chimney by unit 433
- Peeling paint on ceiling in breezeway south west corner
- Water damage and possible water leak on ceiling of balcony unit 428

Building 5

- Faded address numbers at meter disconnects
- Broken concrete at curb at leadwalk to unit 522
- Unprotected wood at soffit repair by unit 522
- Faded address numbers at meter disconnects

Building 6

- Missing light shield at patio unit 818
- Tree limbs hitting building south side
- Unprotected wood at fascia repair south east corner

Building 7

- Faded address numbers at meter disconnects
- Gap in wall at column and stucco by unit 715
- Missing irrigation box cover in landscape area south east corner
- Broken concrete at curb and ramp north west corner
- Missing light shield at balcony unit 622

Building 8

- Tree limbs hitting building south side unit 823
- Broken cap at cleanout by entry unit 828
- Tree limbs hitting building north east corner
- Missing cap at cleanout by entry unit 825

Building 9

- Missing light shield at patio unit 915
- Tree limbs hitting building west side
- Vegetation growing into A/C units north side

Building 10

- Mud accumulated on sidewalk west side
- Peeling paint at siding north side
- Faded address numbers at meter disconnects

Building 11

- Peeling paint on entry door unit 1117
- Faded address numbers at meter disconnects
- Mud accumulated in driveway north side
- Deteriorated siding north side above unit 1124
- Broken concrete on ramp north east corner

Building 12

- Missing light shield at patio unit 1222
- Broken security light fixture north west corner
- Cracks in brick west side
- Ponding water in breezeway by unit 1218
- Ponding water in landscape area south side

Building 13

- Broken concrete at curb near entry unit 1327
- Broken concrete at curb and in drive area by unit 1322
- Erosion along foundation south west corner
- Meter disconnects are painted shut
- Missing address numbers at meter disconnects
- Broken concrete and concrete upheaval at sidewalk west side
- Broken concrete repair at sidewalk north west corner
- Broken concrete repair at leadwalk to unit 1316
- Mud accumulated on sidewalk east side

Building 14

- Deteriorated fascia by entry unit 1416
- Broken concrete at leadwalk to entry unit 1415
- Mud accumulated on sidewalk north east corner
- Broken concrete repair by entry unit 1426
- Loose light fixture by entry unit 1422
- Broken concrete repair at leadwalk to entry unit 1428
- Broken concrete in drive south east corner
- Mud accumulated in parking spots east side

Building 15

- Missing handle on hose bibb south side
- Missing light shield at patio unit 1518
- Broken concrete at curb by fire hydrant south east corner
- Broken concrete at curb near garages east side
- Loose wood trim at garage by unit 1523 east side
- Gap in brick at column by unit 1525

Building 16

- Broken light shield on patio unit 1613
- Broken cover at electrical outlet behind A/C units east side
- Meter disconnects are painted shut
- Missing address numbers at meter disconnects
- Missing handle at hose bibb south side
- Tree limbs hang lower than 7 feet at sidewalk north west corner
- Missing light shield at patio unit 1614

Building 17

- Cracks in concrete repair in drive north east corner
- Broken security light fixture and loose wires north west corner
- Missing handle on hose bibb south side
- Trash and debris accumulated in landscape area south side

Building 18

- Tree limbs hanging lower than 7 feet over the sidewalk south side
- Concrete upheaval at sidewalk north side
- Gap in ceiling at patio unit 1814
- Missing cover at A/C

Building 19

- Missing light shield unit 1932
- Gap in ceiling at patio unit 1923
- Missing light shield at balcony unit 1934
- Broken window unit 1925
- Broken concrete in breezeway near unit 1918
- Faded address numbers at meter disconnects
- Cracks in concrete in drive area south side

Building 20

- Cannot open meter disconnect to unit 2018
- Missing soffit at balcony unit 2034
- Clogged dryer vent cover east side unit 2018
- Loose conduit at junction box by riser room south side

Building 21

- Meter disconnects are painted shut
- Missing address numbers at meter disconnects
- Broken junction box at riser room entry south side

Building 22

- Broken concrete at curb south east corner
- Tree limbs hitting building south east corner
- Hole in ceiling at patio unit 2215
- Tree limbs hitting building north side
- Missing light shield at patio unit 2217

Building 23

- Construction debris in landscape area north side
- Missing light shield at balcony unit 2324
- Broken concrete along foundations at garages north side
- Loose stucco at garage unit 2321

Building 24

- Missing light shield at patio unit 2414
- Broken concrete 2nd step and 4th step from the bottom at stairs to unit 2422
- Loose wires at conduit at A/C units 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.

- Breezeway and stairs need to be power washed
- Wasp and bees nests on buildings throughout 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 6 junked vehicles at the property on August 9, 2016 and August 22, 2016. Outside storage and grill notices were left at 22 apartments for violations noted at the patios, balconies, and entryways on August 9, 2016 and August 22, 2016.

Section 5 – Landscape Plan Requirements

- Please replace all missing, dead and dying vegetation per approved landscape plan (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.