

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

Briarwood Apartments
328 E. Polk St
May 24, 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	0.75
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	4.00
Condition of Doors, Windows, Shutters, Screens	4.00	4.00
Condition of Roofs, Soffits, Fascia, Flashing	3.00	3.00
Condition of Walls	2.00	1.00
Condition of Gutters, Downspouts	2.00	2.00
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	24.00
Property Maintenance		
Condition of Common Areas	5.00	4.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	4.00
Condition of Fences, Screening Walls, Retaining Walls	3.00	3.00
Landscape Plan, Maintenance	2.00	1.25
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	2.00
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	1.00
Condition of Meter and Service Equipment	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
Interior Plumbing		
Condition of Plumbing Fixtures	3.00	2.50
Condition of Gas Appliances	1.00	1.00
Sub-Total	4.00	3.50
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	0.75
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	1.00
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	2.00
Fire		
Smoke Detectors	3.00	2.50
Unobstructed Means of Egress / Ingress	1.00	0.75
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	4.25
Total	100.00	93.50

The following violations were noted during the 2016 annual inspection of the Briarwood 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 **June 25, 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.

- Missing smoke detectors in all bedroom unit 407
- Non-operable window in master bedroom for fire egress in unit 206

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 **August 27, 2016**.

Office

- No violations

Boiler Room/Hot Water Heater Room

- No violations

Chiller

- No violations

General Appearance

- Accumulation of oil/grease in parking areas
- High grass and weeds throughout property

Laundry Rooms

- Lint, dirt and debris throughout rooms

Two units requested an interior inspection

Unit 206

- Low water pressure at bathtub
- A/C ducts prevents vent from closing in second bedroom

Building 328

Entry A

- Fill holes in ground on east side
- Peeling paint on doors on west side at units 101 and 102
- Peeling paint on thresholds on west side at units 101 and 102
- Peeling paint on guardrail on west side
- Crack in brick on northwest corner by second floor window
- Trash around building
- Peeling paint on main door on east side
- Peeling paint on threshold on east side

Entry B

- Crack in brick on west side by window for unit 203
- Peeling paint on threshold on west side
- Peeling paint on soffit on west side
- Crack in brick on north side at second floor window

- Peeling paint on fascia on east side
- Crack in brick on east side at unit 104
- Peeling paint on guardrail on east side

Entry C

- Peeling paint at threshold on north side
- Crack in brick by window on north side at unit 106
- Peeling paint at fascia on north side
- Peeling paint at guardrail on west side
- Crack in brick on northwest corner
- Peeling paint at threshold on south side at boiler room
- Crack in brick on south side at boiler room doors
- Crack in brick under window on south side at unit 106
- Peeling paint at guardrail on south side
- Peeling paint at fascia on east side

Building 330

- Peeling paint on fascia on west side
- Cracks in brick on west side in multiple locations
- Peeling paint at guardrail on south side
- Peeling paint on wood trim around entrance on south side
- Peeling paint on fascia on south side
- Peeling paint on siding on first and second floors on east side

Building 332

- Crack in brick by windows on north side at unit 501
- Peeling paint at threshold on north side
- Crack in brick on east side in multiple locations
- Peeling paint on east side on fascia
- Peeling paint at guardrail on south side
- Peeling paint on wood trim around entrance on south side
- Peeling paint on siding on first and second floors on west side
- Peeling paint at threshold at units 504 and 505
- Peeling paint at guardrail on west 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 are filled with debris and have loose gutter nails. Routine maintenance will prevent deterioration at the fascia and erosion along the building foundation.
- Loose window screens 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.

- No parking violation notices were left.
- No outside storage notices were left.

Section 5 – Landscape Plan Requirements

- Please remove all dead 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.

