

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

Brick Row Apartments  
744 Brick Row  
March 24, 2016

	Possible Points	Score
<b>Building Interior</b>		
Condition of Stairs, Handrails, and Guardrails	1.00	0.75
Condition of Ceilings	1.00	1.00
Condition of Walls	1.00	0.75
Condition of Doors and Windows	1.00	0.25
Condition of Floors and Floor Coverings	1.00	1.00
Sub-Total	5.00	3.75
<b>Building Exterior</b>		
Condition of Paint, Wood, Siding, Trim	6.00	5.75
Condition of Stairs, Handrails, and Guardrails	4.00	3.75
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	1.75
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	0.75
Sub-Total	27.00	26.00
<b>Property Maintenance</b>		
Condition of Common Areas	5.00	4.50
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	1.00
Site Plan	2.00	1.75
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	2.00
Junk Vehicles, Other Parking Violations	2.00	1.00
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	18.00

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	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	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	0.75
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.75
Accessibility	1.00	0.75
Sub-Total	8.00	7.00
<b>Interior Plumbing</b>		
Condition of Plumbing Fixtures	3.00	3.00
Condition of Gas Appliances	1.00	1.00
Sub-Total	4.00	4.00
<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

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	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	0.75
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	1.75
<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>93.50</b>

The following violations were noted during the 2016 annual inspection of the Brick Row 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 violations 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 17, 2016**.

Office/Clubhouse

- Provide cord protectors at right side desks
- Surge protectors used in series in maintenance office
- Need cover at hole at wire in key room

General Appearance

- Mold has accumulated on interior sheetrock at windows and at blinds throughout the property
- Need to provide elevator certificates
- Faded stripes at the parking and fire lanes
- Peeling paint at iron work throughout the property
- Excessive trash, including boxes, garbage and liquid waste accumulated in trash chute areas
- Loose guard railing at the top of the north side of the bridge in the park area
- Peeling paint dryer vent covers

Fitness Center 1

- HVAC room has excessive storage

Fitness Center 2

- No violations

Mechanical Room by mail

- Hole in ceiling
- Gap in the wall

Pool - 743

- Missing extra drain cover
- Missing inspection tag at fire extinguisher at fence
- Loose guard at steps on north west side
- Loose ladder at north west side
- Missing blanks in electric box in equipment area

Pool -744

- Missing extra drain cover
- Replace the return labeling on the pipe of the circulation system

Shop

- Missing outlet cover
- Missing required 3 foot clearance to electric

Ten units requested an interior inspection

Unit 1337 – no violations

Unit 1343 – no violations

Unit 1402

- Debris on vent in bedroom

Unit 1430 - no violations

Unit 2244 - no violations

Unit 2250 - no violations

Unit 2421

- Excessive storage by hot water heater

Unit 2423 – no violations

Unit 2431

- Slow drain at tub
- Evidence of roaches
- Possible carpet damage from leak at bath

Unit 5415 – no violations

Building A

743 Brick Row

- String hanger down from awning and light fixtures at Ste 400
- Gap in ceiling over electric boxes
- Screen off at patio unit 1127
- Missing end caps at guard rail along creek area by units 1120, 1123, 1124
- Missing signage at building entry east side by unit 1123
- Cannot access meter disconnect for unit 1232
- Pitted concrete edge by east side entry to meter room
- Clogged dryer vent by unit 1321
- Unused pole in landscape area east side by unit 1121
- Cannot access meter disconnects at north east corner
- Vegetation encroaches the 3 foot minimum clearance at electric
- Vegetation encroaches the walk on the north side
- Pitted concrete walk by south west entry
- Fire doors stick and do not open/close properly by units 1412, 1438
- Fire doors do not latch at top by units 1112, 1201, 1321, 1422
- Handrail separated from wall at Stair U between 3<sup>rd</sup> and 4<sup>th</sup> floor
- Exit sign not illuminated at 1<sup>st</sup> floor Stair U
- Fire doors stick and do not latch at top by unit 1337
- Wall damage over fire doors by unit 1112
- Tree limbs and branches hitting building in courtyard
- Deteriorated lettering and signs not illuminated at exit signage on top level of parking garage
- Missing signage for stair by unit 2141

Building B

744 Brick Row

- Vegetation encroaches the 3 foot minimum clearance at electric
- Vegetation creeping over minimum required clearance at meter bank northwest corner
- Excessive ponding of water west side
- Gate does not close and latch at north west corner
- Damaged bracket at fire stand pipe system falling off wall at Stair C, 2<sup>nd</sup> floor
- Fire doors do not close and latch at units 2213, 2214, 2223, 2234, 2301, 2334, 2341, 2348, 2352, 2413, 2422, 2441, 2443
- Fire doors by unit 2343 have a loose top lock mechanism and does not close and latch
- Fire doors by units 2202, 2243 are missing the top latch and do not close and latch
- Caution tape over steps at Stair D, 4<sup>th</sup> floor
- Bent ceiling fan blade by unit 2128
- Vegetation creeping over egress at windows by pool and in the courtyard
- Gravel stones accumulated on walks posing trip/slip hazard
- Trim vegetation to 14 feet over the fire lane on the west side
- Missing outlet cover left of Stair H at the top level of parking garage
- Deteriorated exit signage at top level of parking garage
- Red pole blocks minimum required 3 foot clearance at meter disconnects at first level parking garage
- Hose on ground in front of meter disconnects poses trip hazard
- Missing address at meter disconnect between units 2151 and 2349 and between units 2449 and 2443

- Spiders and webs cover access to meter disconnects
- Missing outlet cover by junction box at meter disconnects

#### Building C

##### 644 Brick Row

- Vegetation creeping over minimum required clearance at meter bank north side
- Trim vegetation to a minimum of 14 feet over the street on south side
- Rotted wood trim by unit 3205 balcony
- Exposed wiring in landscape area by east side door at unit 3109
- Black cable not buried by east side unit 3111
- Pitted concrete walk east side by unit 3113
- Dirt accumulated over north side parking spaces
- Missing trim at scuttle cover by unit 3302
- Exposed wires at east side entry gate by unit 3115
- Keypad access does not work at entry
- Fire doors do not close and latch by units 3107, 3307

#### Building D

##### 151 Brick Row

- Missing clearance to fire sprinkler room on south side
- Missing fill in expansion joint at Oncor electric cover south west corner
- Dead stumps in landscape area west side
- Exit light by unit 4102 is not illuminated
- Exit gate by unit 4102 does not open, has a loose handle
- Broken light fixture at middle stair landing between units 4102 and 4202
- Loose ceiling light fixture by unit 4206
- Ceiling lights by units 4302, 4304, 4303, 4306 do not work
- Tree branch hitting building on west side
- Dead stumps in landscape area north side
- Mud accumulated over parking spaces north side along fence
- Damaged roof at carport 9

#### Building E

##### 161 Brick Row

- Dead stumps in landscape area north side
- Vegetation encroaches the handicap signage by unit 5108
- Trim vegetation to a minimum of 7 feet over sidewalks on south side
- Trim vegetation to a minimum of 14 feet over the fire lane on south side
- Signage not illuminated by south side entry
- Loose latch at first floor exit door in stair to north side
- Gap between wall and wood trim over guard at north side by unit 5315
- Gap between wood trim and stucco by 4th floor elevator
- Loose exit sign at ceiling by unit 5401

**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.

- Wasp and insect nests noted throughout the property
- Fading address numbers at meter banks
- Bugs accumulating in light fixtures
- Loose and rusted fire sprinkler heads
- Damaged fire extinguisher case by unit 2158

**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 31 junked vehicles at the property on April 21, 2016 and May 10, 2016. Outside storage notices were left at 28 apartments for violations noted at the patios, balconies, and entryways on May 9, 2016.

**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.