

City of Richardson Community Services Department

Apartment Inspection Program Report

The Bristol at Buckingham Apartments

535 Buckingham Rd

April 12, 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	0.75
Condition of Doors and Windows	1.00	0.50
Condition of Floors and Floor Coverings	1.00	0.75
Sub-Total	5.00	3.75
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	5.50
Condition of Stairs, Handrails, and Guardrails	4.00	3.75
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	2.00
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	0.75
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	24.75
Property Maintenance		
Condition of Common Areas	5.00	4.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.75
Condition of Fences, Screening Walls, Retaining Walls	3.00	2.75
Landscape Plan, Maintenance	2.00	1.75
Site Plan	2.00	1.75
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.75
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	0.75
Condition and Protection of Wiring of Appliances	1.00	0.75
Condition of Junction Boxes, Switches and Receptacles	1.00	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	7.50
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	0.75
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.75
Accessibility	1.00	0.50
Sub-Total	8.00	6.75
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	0.75
Condition of Clean Outs	1.00	1.00
Sub-Total	2.00	1.75
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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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	0.75
Sanitary Conditions	1.00	0.75
Sanitary Sewer Function	1.00	1.00
Water Temperature	1.00	1.00
Sub-Total	7.00	6.50
Health Exterior		
Condition of Pools, Pool Equipment	1.00	0.50
Improper Drainage, Standing Water,	1.00	0.50
Sub-Total	2.00	1.00
Fire		
Smoke Detectors	3.00	2.00
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	90.50

The following violations were noted during the 2016 annual inspection of the Bristol at Buckingham 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 22, 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.

- Unit 3206 – window in second bedroom does not open and close properly
- Unit 5205 – windows in bedrooms do not open and close properly

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 9, 2016**.

Office

- Air gap at front door entry

Ballroom

- No violations

Cable room/phone room

- No violations

Fitness center

- Split ceiling and water damage

Lounge/library

- No violations

Maintenance Room

- No violations

Media room

- No violations

Rainbow room

- Loose screws at window frame

Salon

- Split ceiling and water damage

Theatre room

- Split ceiling and water damage
- Multi-plug adaptor in use

Laundry Rooms

- Building 1 third floor – no violations
- Building 1 fourth floor – no violations
- Building 4 second floor – debris accumulated behind washers
- Building 5 fourth floor – water damage on the wall
- Building 7 second floor – debris accumulated behind washers
- Building 7 fourth floor – cracks on the wall

Pool

- Replace missing wood spacers in decking west side
- Loose handrail at spa
- Clogged gutters at porch on pool

General Appearance

- Ponding water at drainage in dog park
- Tree limbs hitting carports throughout the property
- Tree limbs hanging lower than 14 ft. over the fire lanes throughout the property
- Meter disconnects zip tied shut throughout the property
- Deteriorated wood trim at entry door of public men's bathroom
- Potholes in drive at main entry by office
- Unprotected wood at trash compactor gate

22 units were inspected

Unit 1302

- Furniture blocks egress in living room
- Carpet bunching causing trip hazard throughout the unit

Unit 1403

- Gap at plumbing in bathroom under the sink

Unit 1407

- Deteriorated vent cover in master bedroom

Unit 2304

- Gap at A/C drain above bathtub in bathroom

Unit 2307

- No violations

Unit 2403

- Bunching carpet in master bedroom

Unit 3206

- Clogged drain at A/C drain
- Light/fan fixture in master bedroom does not work
- Loose weather stripping at patio door
- Bunching carpet throughout the unit
- Window in second bedroom does not open and close properly
- Electrical outlet in master bedroom does not work

Unit 3309

- Cracks on wall in living room
- Possible water leak and water damage at window

Unit 3407

- No violations

Unit 4402

- Water damage on cabinet under sink
- Gap in ceiling at drain above bathtub in bathroom

Unit 5205

- No violations

Unit 5401

- Gap in wall at plumbing of water heater in closet

Unit 5409

- Water damage on wall and ceiling in living room
- Gap in wall at plumbing of water heater in closet

Unit 6202

- Peeling paint and split ceiling by window in living room
- Rain water leaking in from window in living room

Unit 6204

- Peeling paint and split ceiling by window in living room
- Rain water leaking in from window in living room

Unit 6308

- Not allowed entry

Unit 7202

- Not allowed entry

Unit 7401

- Patio door top deadbolt lock does not open and close properly
- Split wall in living room

Unit 8109

- Carpet bunching throughout the unit

Unit 8204

- Peeling paint and split ceiling by window in living room
- Rain water leaking in from window in living room
- Cracks in concrete on balcony

Unit 8307

- No violation; but tenant wanted the sensitivity of the smoke alarms to be checked

Unit 8409

- No violations

Building 1

- Illegal electrical connection at balcony light unit 1201
- Vegetation hanging lower than 7 ft. over the sidewalk north east corner
- Loose sprinkler head above entry unit 1403
- Ponding water on sidewalk north side
- Cracks in ceiling north west corner fourth floor

Building 2

- Tree limbs hitting building south side
- Peeling paint at gable and fascia south east corner
- Broken concrete on side walk south east corner
- Gap in stucco repair above entry by unit 2404

- Cracks in ceiling in breezeway between ceiling fan and unit 2307
- Water leak at ceiling by stairs at landing second floor north side
- Cracks in landing at concrete repair at steps west side

Building 3

- Loose light fixture at column between stairs and unit 3101
- Tree limbs hanging lower than 7 ft. at side walk by south east corner
- Peeling paint on fascia west side
- Cracks in concrete at breezeway north side by unit 3107
- Loose ceiling fan in breezeway by unit 3405

Building 4

- Tree limbs hitting building east side
- Cracks in concrete repair at landing third floor by unit 4301
- Peeling paint at fascia east side
- Peeling paint at gable above entry south west corner
- Split fascia south west corner

Building 5

- Broken concrete repair at steps south east corner
- Water damage and rotted wood at fascia east side
- Tree limbs lower than 7 ft. over the side walk east side
- Tree limbs hitting building west side
- Ponding water in landscape area west side
- A/C unit sliding off base west side

Building 6

- Mud accumulated on sidewalk by steps west side
- Carpet materials in landscape area west side
- A/C unit sliding off concrete base north side
- Water damage on fascia north side

Building 7

- Tree limbs hitting building west side
- Water damage on ceiling above stairs to unit 7204
- Peeling paint on wood trim near entry unit 7305
- Missing light shield by entry unit 7106

Building 8

- Missing light shield by entry unit 8303
- Cracks in ceiling at breezeway by unit 8207
- Tree limbs hitting building south side
- Mud accumulated by pedestrian gate and sidewalk west side
- Loose junction box by pedestrian gate and sidewalk west side
- Gap between stucco and column by entry unit 8101

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.

- The buildings including the entryways, walls and windows need to be cleaned and maintained on routine basis.
- Gutters need to be cleaned and maintained on a routine basis.

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 notices were left at 15 apartments for violations noted at the patios, balconies, and entryways on May 5, 2016.

Parking violation notices were left on 8 junked vehicles at the property on May 5, 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. Invasive vegetation species noted in landscape areas.