

City of Richardson Community Services Department

Apartment Inspection Program Report

Camden at Buckingham Apartments

430 Buckingham Rd

July 21, 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	3.50
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	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	4.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.00
Condition of Fences, Screening Walls, Retaining Walls	3.00	3.00
Landscape Plan, Maintenance	2.00	0.75
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.75
Junk Vehicles, Other Parking Violations	2.00	1.00
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	16.50

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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	0.50
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.50
Accessibility	1.00	1.00
Sub-Total	8.00	6.50
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	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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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	0.75
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	1.00
Sub-Total	2.00	1.75
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	91.00

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

- No violations

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 **October 19, 2016**.

Office

- No violations

Basketball Court

- No violations

Business Center

- No violations

Fitness Center

- No violations

General Appearance

- Dirt and debris in breezeways throughout the property
- Trash around dumpster by building 11 and 19
- Accumulation of oil/grease in parking areas

Kitchen

- No violations

Maintenance Room

- No violations

Laundry Building

- No violations

Maintenance Shop

- No violations

Office Pool

- Correct the stuck flow meter issues for both pools
- Provide gauges for the suction and return flow

Pool Equipment Room

- No violations

Pool 2

- No violations

Pool Equipment Room

- No violations

6 units requested an interior inspection
Unit 710

- No violations

Unit 1012

- T&P not connected at hot water heater

Unit 1024

- No violations

Unit 1422

- No violations

Unit 1433

- No violations

Unit 1436

- No violations

Garages

23-30

- Damaged siding by G29
- Damaged wood trim by G29
- Peeling paint on wood trim around garage doors

31-36

- Broken electrical conduit at junction box on south side

Building 2

- Missing insulation on A/C line sets on south side
- Faded numbers on electrical meter disconnects
- Trash around building

Building 3

- Cracked caulking around windows on south and east sides
- Damaged wood trim below window at unit 316 on north side
- Faded numbers on electrical meter disconnects
- Trees and vegetation need to be trimmed to provide a minimum of 7 feet clearance over the sidewalk

Building 4

- Faded numbers on electrical meter disconnects
- Missing insulation on A/C line sets on south side
- Cracked caulking around windows on south side

Building 5

- Crack in brick on northeast corner
- Cracked caulking at balcony siding at units 511 and 521 on west side
- Cracked caulking around windows on west side
- Faded numbers on electrical meter disconnects

Building 6

- Window screen on ground on west side
- Cracked caulking around windows on north, south and west sides
- Faded numbers on electrical meter disconnects
- Missing cover on junction box by window at unit 615 on north side

Building 7

- Trees and vegetation need to be trimmed to provide a minimum of 7 feet clearance over the sidewalk
- Faded numbers on electrical meter disconnects
- Peeling paint on siding behind condensers on south side
- Cracked caulking around windows on east side
- Crack in brick at previous repairs on east side
- Crack under brick archway by unit 716 on north side

Building 8

- Cracked caulking around windows on north side
- Damaged electrical conduit at junction boxes by unit 810 on west side
- Missing insulation on A/C line sets on south side

Building 9

- Trash around building
- Missing insulation on A/C line sets on south side
- Faded numbers on electrical meter disconnects
- Missing cover on junction box at unit 917 on north side
- Missing cover on junction box unit 910 on west side

Building 10

- Faded numbers on electrical meter disconnects
- Peeling paint on siding under window at unit 1011 and 1012
- Peeling paint on wood trim at unit 1011
- Cracked caulking around windows on west side
- Missing insulation on A/C line sets on south side

Building 11

- Cracked caulking around window on north and west side
- Damaged fascia at corner above unit 1131
- Missing downspout at unit 1132
- Peeling paint on wood trim at units 1112, 1122 and 1132

Building 12

- Loose outlet box with missing plug by unit 1213 on south side
- Faded numbers on electrical meter disconnects
- Trash around building
- Improper electrical connection at junction box by unit 1217 on north side
- Missing cover on junction box at unit 1217 on north side
- Damaged wood trim around window at unit 1227 on north side

Building 13

- Faded numbers on electrical meter disconnects
- Cracked caulking around windows on north side
- Peeling paint at wood trim on west side

Building 14

- Peeling paint on siding under window at unit 1416
- Tree hitting building on north side
- Faded numbers on electrical meter disconnects
- Peeling paint at wood trim at units 1412, 1422 and 1432

Building 15

- Cracked caulking around windows on south side
- Dirt accumulated on sidewalk on south side
- Peeling paint under window at unit 1511
- Missing insulation on A/C line sets on south side
- Faded numbers on electrical meter disconnects
- Crack in brick on southwest corner

Building 16

- Missing insulation on A/C line sets on west side
- Crack under archway on west side
- Trash around building
- Faded numbers on electrical meter disconnects
- Damaged wood trim under window at unit 1617
- Peeling paint on wood trim at units 1615, 1625 and 1635

Building 17

- Faded numbers on electrical meter disconnects
- Trash around building
- Trees and vegetation need to be trimmed to provide a minimum of 7 feet clearance over the sidewalk
- Crack in brick under archway on west side

Building 18

- Trash around building
- Missing insulation on A/C line sets on north, south and west sides
- Damaged siding by window by unit 1817 on north side

Building 19

- Crack in brick under archway on east side
- Missing insulation on A/C line sets on south side

Building 20

- Crack in brick under archway on east side
- Crack in brick on northeast corner

Building 21

- Crack in brick on northwest corner
- Faded numbers on electrical meter disconnects
- Tree hitting building on northeast corner and north side
- Missing insulation on A/C line sets on north 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.

- Loose window screens throughout the property
- Damaged window blinds throughout the property
- Wasps nests 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.

- Parking violation notices were left on 5 junked vehicle at the property on July 28- August 1, 2016
- Outside storage notices were left at 14 apartments for violations noted at the patios, balconies, and entryways on July 28 - August 1, 2016

Section 5 – Landscape Plan Requirements

- Replace all missing, dead and dying vegetation per approved landscape plan .
- Please fill all dirt areas with appropriate vegetation. Provide routine care to maintain landscape beds and turf areas in a healthy and living condition.