

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

Camelot Apartments
1212 Hampshire Ln
May 25, 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	0.50
Condition of Doors and Windows	1.00	0.50
Condition of Floors and Floor Coverings	1.00	1.00
Sub-Total	5.00	4.00
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	3.50
Condition of Stairs, Handrails, and Guardrails	4.00	4.00
Condition of Doors, Windows, Shutters, Screens	4.00	3.75
Condition of Roofs, Soffits, Fascia, Flashing	3.00	3.00
Condition of Walls	2.00	1.00
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	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	2.75
Landscape Plan, Maintenance	2.00	1.75
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	2.00
Junk Vehicles, Other Parking Violations	2.00	1.75
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	18.75

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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	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.75
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	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	7.50
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	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	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	0.50
Sub-Total	5.00	4.25
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	2.75
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	4.75
Total	100.00	90.75

The following violations were noted during the 2016 annual inspection of the Camelot 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 24, 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 II – Fence must be self-closing and self-latching
- Missing smoke detector in hall at unit 207-1

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 24, 2016**.

Office

- No issues noted

Boiler Rooms

- Boiler Room I – no violations
- Boiler Room II – no violations
- Boiler Room III – no violations

Fitness Center

- No issues noted

General Appearance

- Grease and oil have accumulated in the parking lanes

Laundry Room I

- No violations

Laundry Room II

- Damaged outlet behind washing machines
- Drain full of water

Laundry Room III

- No violations

Maintenance Room

- No violations

Pool I

- No violations

Pool II

- Decking around pool is cracking

Two units requested an inspection

Unit 210-1

- No violations

Building A

- Loose coax cable on ground on northwest corner

- Crack in brick under window on west side at unit 104
- Peeling paint on siding on west side
- Peeling paint on fence on west side at unit 104
- Cracked caulking around windows on west side
- Loose coax cable on ground on west side
- Peeling paint on trim board at second floor on north side
- Mud accumulated on sidewalk at stair landing on north side
- Peeling paint on siding at gable roof above unit 203-1
- Peeling paint on guardrail on east side

Building B

- Missing address on meter disconnect box
- Peeling paint on siding and fascia on west side
- Trash around building
- Crack in brick on south side between units 110-1 and 111-1
- Peeling paint on fascia on east side
- Peeling paint on guardrail on south side
- Peeling paint on siding on gable roof above unit 208-1

Building C

- Peeling paint on fascia and siding on north and south sides
- Trash around building
- Siding on ground on south side
- Cracked caulking around windows on east side
- Peeling paint on siding on east side
- Peeling paint on guardrail on west side
- Peeling paint on stair handrail

Building D

- Crack in concrete at previous repair on north side by unit 117-1
- Crack in brick on north side between units 119-1 and 120-1
- Peeling paint on fascia and siding on west side
- Cracked caulking around windows on south side
- Crack in concrete at previous repair on north side by unit 218-1
- Peeling paint on guardrail on north side
- Missing light bulb on porch at unit 222-1

Building E

- Cracked caulking around windows on west side
- Trash around building
- Peeling paint on trim board between first and second floor walkway on west side
- Peeling paint on fascia board on north and south sides
- Missing light bulb on porch at unit 126-1
- Crack in concrete at unit 126-1 and 132-1
- Crack in brick under window on east side at unit 128-1 and 129-1
- Peeling paint on stair handrail on west side
- Damaged ceiling on west side at unit 229-1
- Peeling paint on siding on west side at unit 228-1
- Peeling paint on guardrail on west side

Building F

- Peeling paint on fascia and siding on south side
- Broken electrical conduit at A/C disconnect on east side at unit 136-1

- Missing insulation on A/C line sets on east side

Building G

- Peeling paint on wood trim around door on north side at unit 138-1
- Crack in brick below window on north and south sides at unit 139-1
- Peeling paint on fascia and siding on west side
- Damaged fence on south side at unit 139-1
- Peeling paint on fence on south side at unit 139-1
- Peeling paint on fascia on east side
- Loose trim board at siding on east side

Building H

- Peeling paint on fascia and siding on east and west sides
- Cracked caulking around windows on north and south sides
- Peeling paint on wood trim around door on north side at unit 110-2
- Crack in brick below window on north side at unit 106-2 and 107-2
- Crack in brick on west side
- Crack in brick below window on south side at unit 103-2 and 104-2
- Missing insulation on A/C line sets on south side
- Peeling paint on siding on south side
- Peeling paint on guardrail on south side

Building I

- Crack in brick below window on east side at unit 111-2
- Peeling paint on siding and fascia on north side
- Missing insulation on A/C line sets on north side
- Missing unit number on electrical disconnect box
- Cracked caulking around windows on west side
- Loose coax cables on ground on west side
- Peeling paint on guardrail on east side

Building J

- Peeling paint on fascia and siding on south side
- Missing insulation on A/C line sets on east side
- Damaged porch light on east side at unit 121-2
- Peeling paint on siding on north side
- Crack in brick under window on west side at unit 116-2, 117-2 and 118-2

Building K

- Peeling paint on wood trim around doors on west side
- Peeling paint on fascia on south and west sides
- Crack in brick on west side
- Cracked caulking around windows on north and south sides
- Crack in brick under window on south side at unit 123-2
- Loose gutter on south side at unit 128-2
- Crack in brick under window on north side at units 124-2, 127-2 and 132-2
- Missing insulation on A/C line sets on north side
- Exposed wood over window on north side at unit 122-2

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.

- All common areas should be maintained in a neat and orderly manner free of trash and debris
- Torn screens and blinds noted on windows 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 1 junked vehicle at the property on June 1, 2016
- Outside storage notices were left at 3 apartments for violations noted at the patios, balconies, and entryways on June 1, 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.