

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

Canterbury Court Apartments
2600 E Renner Road
October 5, 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	3.00
Condition of Stairs, Handrails, and Guardrails	4.00	2.00
Condition of Doors, Windows, Shutters, Screens	4.00	3.75
Condition of Roofs, Soffits, Fascia, Flashing	3.00	2.00
Condition of Walls	2.00	2.00
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	20.50
Property Maintenance		
Condition of Common Areas	5.00	4.50
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	1.50
Site Plan	2.00	1.75
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	18.50

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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	0.75
Condition of Junction Boxes, Switches, and Receptacles	1.00	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	7.25
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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	Possible Points	Score
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	1.00
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	2.00
Fire		
Smoke Detectors	3.00	2.75
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	0.00
Sub-Total	5.00	3.75
Total	100.00	88.50

The following violations were noted during the 2016 annual inspection of the Canterbury Court 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 **December 3, 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 detector in hallway and bedroom in unit 207

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 **January 14, 2017**.

Office

- No violations

Garages

G1

- Crack in brick on northeast corner

G18

- Damaged wood trim around garage door at garage A

G 28

- Damaged wood trim around garage door at garage D

General Appearance

- Fire extinguishers expired throughout property
- Mud accumulated on sidewalks and in parking areas throughout property
- Grease and oil have accumulated in parking spaces

Laundry Room

- No violations

Maintenance Building

- No violations

Pool

- No violations

Storage Room by Laundry

- No violations

Seven units requested an interior inspection

Unit 102

- Cracked caulking around tub in second bathroom

Unit 111

- No violations

Unit 157

- No violations

Unit 216

- No violations

Unit 217

- No violations

Unit 294

- No violations

Building 1

- Damaged siding by window at unit 101 by front door
- Loose coax cable on balcony at unit 201

Building 2

- Damaged siding above window at unit 105
- Damaged siding by front door at unit 108

Building 3

- Damaged siding below window by balcony at unit 212
- Broken light shield on balcony at unit 212
- Trash around building
- Damaged siding at top of stairs at unit 211

Building 4

- Damaged soffit above balcony at unit 214

Building 5

- Damaged siding on chimney by balcony at unit 217
- Peeling paint on guardrail on patio at unit 118
- Peeling paint on stairs on south side
- Damaged siding at second floor beam at unit 220
- Damaged siding under window at unit 220

Building 6

- Peeling paint on stairs on south side
- Peeling paint on guardrail at patio at units 121 and 124
- Missing numbers on electrical meter disconnects
- Damaged siding above window at unit 121

Building 7

- Peeling paint on stairs to units 225 and 226
- Rotten wood on stairs to unit 225
- Damaged siding at top of stairs to unit 225

Building 8

- Damaged siding on chimney by balcony at units 230 and 232
- Peeling paint on stairs to unit 230
- Crack in brick by balcony at unit 229
- Peeling paint on fascia on west side

Building 9

- Trash around building
- Peeling paint on stairs to unit 233
- Peeling paint on guardrail on patio at units 133, 134 and 135
- Damaged siding below window at unit 234

Building 10

- Peeling paint on guardrail on patio at unit 137
- Rotten wood on guardrail at units 137 and 239
- Peeling paint on stairs to unit 240
- Loose top step to unit 238
- Loose angle bracket and lag bolt at top of stair stringer to unit 238
- Rise and run out of tolerance at staircase to unit 238

Building 11

- Loose coax at unit 143
- Peeling paint on guardrail at units 143, 143 and 244
- Rotten guardrail at top of stairs to unit 243
- Peeling paint on stairs to unit 242

Building 12

- Peeling paint on guardrail at units 146, 147, 246 and 247
- Peeling paint on stairs to unit 247
- Damaged siding on chimney at unit 248

Building 13

- Peeling paint on guardrail at units 149, 151, 152 and 249
- Peeling paint on stairs to unit 251
- Damaged siding above window at unit 149
- Peeling paint on fascia on north and west side
- Peeling paint on stairs to unit 249
- Damaged siding on west side

Building 14

- Damaged siding on wall between units 253 and 254
- Peeling paint on guardrail at units 153, 155, 156 and 255
- Trash around building
- Damaged siding on patio at unit 155
- Peeling paint on stair to units 253 and 256

Building 15

- Peeling paint on guardrail at units 157, 159, 160, 257 and 260
- Damaged guardrail at unit 158

Building 16

- Peeling paint on guardrail at units 161, 162 and 263
- Peeling paint on fascia on south side
- Damaged siding on chimney by units 263 and 264
- Damaged siding on patio at units 161 and 162

Building 17

- Peeling paint on guardrail at units 165, 166, 168 and 266
- Tree hitting building at unit 268
- Peeling paint on stairs to unit 267
- Damaged siding on wall between 167 and 168
- Peeling paint on wall between 165 and 166
- Damaged siding on patio at unit 165

Building 18

- Peeling paint on guardrail at unit 169
- Peeling paint on fascia on north and south side
- Missing insulation on A/C line sets on south side
- Tree hitting building on north side
- Peeling paint on stairs to unit 270
- Loose stair step second from the top to unit 270
- Rise and run out of tolerance at staircase to unit 270

Building 19

- Damaged soffit at unit 273
- Peeling paint on stairs to units 274 and 275
- Damaged siding on patio at unit 174
- Damaged siding on chimney at unit 274
- Damaged fascia above balcony at unit 275
- Peeling paint on guardrail at unit 173, 273 and 275

Building 20

- Damaged siding on east side
- Peeling paint on guardrail at unit 177 and 180
- Peeling paint on stairs to unit 280
- Peeling paint on fascia on north side
- Damaged shingles above unit 279
- Loose downspout at unit 179
- Damaged soffit above units 278 and 279
- Damaged siding by balcony at unit 277

Building 21

- Peeling paint on stairs to unit 282
- Peeling paint on guardrail at unit 282

Building 22

- Damaged siding on wall between units 185 and 186
- Peeling paint on wall between units 185 and 186
- Peeling paint on guardrail at units 186, 187 and 188

Building 23

- Crack in brick by balcony at unit 289
- Peeling paint on stairs to units 290 and 292
- Peeling paint on guardrail at unit 190
- Damaged siding above window at unit 190

Building 24

- Damaged siding on chimney at unit 294
- Peeling paint on stairs to units 294 and 296
- Loose guardrail on stairs to unit 296

Building 25

- Peeling paint on stairs to unit 299 and 2000
- Rotten wood on stairs to unit 299
- Loose handrails on stairs to unit 299 and 2000
- Peeling paint on guardrail at unit 1000 and 2000

Building 26

- Peeling paint on stairs to unit 2001 and 2003
- Peeling paint on guardrail at units 1004 and 2004
- Loose door knob on front door at unit 1003

Building 27

- Peeling paint on guardrail at unit 1006 and 1008
- Peeling paint on stairs to unit 2006 and 2008
- Loose handrail on stairs to unit 2006

Building 28

- Peeling paint on guardrail at unit 1009
- Peeling paint on stairs to units 2009 and 2012
- Rotten wood on stairs to units 2009 and 2012
- Loose handrail on stairs to units 2009 and 2012
- Damaged wood by window at unit 2009
- Hole under box window at unit 1010

Building 29

- Peeling paint on stairs to units 2013 and 2015
- Peeling paint on guardrail to units 1013, 1016 and 2016

Building 30

- Peeling paint on stairs to units 2018 and 2019
- Peeling paint on guardrail at units 1017, 1019, 2017 and 2019

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
- Broken blinds 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 November 1, 2016
- Outside storage notices were left at 24 apartments for violations noted at the patios, balconies, and entryways on November 1-2, 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.