

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

Central North  
340 Custer Rd  
July 26, 2016

	Possible Points	Score
<b>Building Interior</b>		
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
<b>Building Exterior</b>		
Condition of Paint, Wood, Siding, Trim	6.00	4.00
Condition of Stairs, Handrails, and Guardrails	4.00	2.75
Condition of Doors, Windows, Shutters, Screens	4.00	2.00
Condition of Roofs, Soffits, Fascia, Flashing	3.00	3.00
Condition of Walls	2.00	2.00
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	0.50
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	21.25
<b>Property Maintenance</b>		
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	3.00
Landscape Plan, Maintenance	2.00	1.00
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.75
Junk Vehicles, Other Parking Violations	2.00	2.00
Address, Unit Numbers	1.00	0.75
Sub-Total	21.00	18.00

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<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	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.75
<b>Exterior Electrical</b>		
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	1.00
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.50
Accessibility	1.00	1.00
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	0.75
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	4.75
<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	1.00
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	2.00
<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>89.75</b>

The following violations were noted during the 2016 annual inspection of the Central North 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 **September 10, 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.

- A/C window unit blocking fire egress in bedrooms

**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 **November 3, 2016**.

Office

- Missing light switch cover

Boiler Room

- Missing boiler certificates

General Appearance

- Accumulation of oil/grease in parking areas
- Corrugated aluminum on ground by wall on south side
- Shopping cart on south side

Laundry Room

- Lint, dirt and debris throughout room

East Building

- Exposed plywood in window on east and west sides at unit 30
- Trash around building
- Peeling paint on stairs
- Peeling paint on second floor walkway
- Rotted floor board on east side by unit 24
- Loose handrail at stairs on south and west sides
- Unapproved material over A/C window units at units 25 and 28 on east side
- Missing light shield at unit 25 on west side
- Improper outlet in junction box on south side
- Peeling paint on trim board at second floor walkway
- Broken floor board on second floor by unit 26 on east side
- Broken window at unit 26 on east side
- Peeling paint on door at unit 28 on east side
- Loose step on stairs on west side

Middle Building

- Peeling paint on floor joist on second floor walkway
- Damaged door at units 8, 18, 20, 22 and 24
- Trash around building
- Broken window at units 8, 20 and 24
- Peeling paint on trim board at second floor walkway on south side
- Peeling paint on stairs on north and south sides
- Trash on second floor walkway
- Peeling paint on second floor walkway
- Loose floor board on north side by unit 18
- Damaged door on south side at units 16, 18, 20, 22 and 24

- Unapproved material over A/C window units at units 8, 18, 17, 21, 23 and 24
- Loose outlet behind coke machine on north side
- Missing all-weather cover on outlet behind coke machine on north side
- Peeling paint on door at units 9, 11 and 19
- Exposed wood around A/C unit at units 11, 18 and 22 on south side
- Loose cover over junction box at unit 13 on south side
- Missing light bulb and shield at unit 23
- Broken window at unit 23
- Missing back draft dampers on dryer vents on east side
- Missing unit number at unit 10 on south side
- Missing light shield at unit 8 and 10
- Missing light bulb at unit 12
- Damaged floor board at unit 14 on south side
- Missing porch light at unit 14 on south side
- Loose floor board at unit 20 on south side

#### West Building

- Unapproved material over A/C window units at unit 6
- Missing light shield at unit 1
- Trash around building
- Broken window at units 5 and 6
- Exposed wood around A/C unit at unit 1
- Peeling paint on second floor walkway
- Plants overhanging sidewalk on west side
- Cracked concrete at previous repair on west 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.

- Buildings, landings and stairs are dirty and should be power washed
- Broken blinds at 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.

- No parking violations were noted
- Outside storage notices were left at 2 apartments for violations noted at the patios, balconies, and entryways on August 18-24, 2015

#### **Section 5 – Landscape Plan Requirements**

- Please remove all dead vegetation.
- Please fill all dirt areas with appropriate vegetation. Provide routine care to maintain landscape beds and turf areas in a healthy and living condition.