

City of Richardson Community Services Department

Apartment Inspection Program Report

Doepel House
319 Huffhines St
June 29, 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	0.75
Condition of Doors and Windows	1.00	1.00
Condition of Floors and Floor Coverings	1.00	0.75
Sub-Total	5.00	4.50
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	4.00
Condition of Stairs, Handrails, and Guardrails	4.00	2.50
Condition of Doors, Windows, Shutters, Screens	4.00	3.50
Condition of Roofs, Soffits, Fascia, Flashing	3.00	2.50
Condition of Walls	2.00	1.75
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	0.75
Condition of Floors	1.00	0.75
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	21.75
Property Maintenance		
Condition of Common Areas	5.00	3.50
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	1.50
Site Plan	2.00	1.75
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.50
Junk Vehicles, Other Parking Violations	2.00	1.75
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	17.50

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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	2.00
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	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.50
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	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	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	2.00
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	0.50
Sub-Total	5.00	4.50
Total	100.00	89.50

The following violations were noted during the 2016 annual inspection of the Doepel House 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 noted

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**.

No office on site

No units requested an inspection. 1 vacant unit were inspected.

Unit 7

- Water leak at ceiling in living room
- Cracks in walls and ceiling in living room
- Cracks in brick floor in sun room
- Hole in the wall under the bathroom sink

Water Heater

- No violations noted

General Appearance

- Insufficient gravel in drive areas

Building Violations

- Trim trees at least 14 feet in drive area
- Trash and debris accumulated in landscape area north side
- Concrete upheaval at sidewalk south side
- Gap in ceiling by entry unit 7
- Damaged siding south west corner
- Unprotected wood east side above sun room
- Peeling paint at fascia unit 5
- Unprotected wood from repair on landing north side unit 5
- Hole and gap at fascia north side unit 5
- Peeling paint on fascia above entry unit 4
- Missing light bulb at entry unit 7
- Peeling paint on siding west side unit 7
- Deteriorated wood at window west side
- Peeling paint fourth step from the top towards unit 2
- Loose walk boards at landing by entry unit 2
- Loose cable along building west side
- Hole in soffit west side
- Broken lattice fence at guardrail by unit 3

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.

- Wasp nests throughout the property
- Tree limbs brushing against power lines

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.

Two outside storage notices were left during inspection on June 29, 2016.

Section 5 – Landscape Plan Requirements

- Please replace all missing, dead and dying 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. Invasive vegetation species noted in landscape areas.