

City of Richardson Community Services Department

Apartment Inspection Program Report

Fairfield Apartments

100 S Bowser Rd

December 2, 2014

	Possible Points	Score
Building Interior		
Condition of Stairs, Handrails, and Guardrails	1.00	0.75
Condition of Ceilings	1.00	0.75
Condition of Walls	1.00	0.75
Condition of Doors and Windows	1.00	0.75
Condition of Floors and Floor Coverings	1.00	0.75
Sub-Total	5.00	3.75
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	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	24.50
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	1.50
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	17.25

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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	0.75
Condition and Protection of Wiring of Appliances	1.00	0.75
Condition of Junction Boxes, Switches and Receptacles	1.00	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.25
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	1.00
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	0.50
Condition of Clean Outs	1.00	0.75
Sub-Total	2.00	1.25
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	0.75
Water Temperature	1.00	1.00
Sub-Total	7.00	6.75
Health Exterior		
Condition of Pools, Pool Equipment	1.00	1.00
Improper Drainage, Standing Water,	1.00	0.50
Sub-Total	2.00	1.50
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	89.75

The following violations were noted during the 2014 annual inspection of Fairfield 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 **January 19, 2015**. Due to the seriousness of these violations, please understand that failure to comply by the above deadline could result in the issuance of citations.

- North building – sewage debris from clogged cleanout left in landscape area east side.
- South building – improper use of extension cords at entry D

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 **March 23, 2015**.

No office located on site

Boiler Room

- No violations

Chill water system

- No violations

General Appearance

- Asphalt breaking up with loose rocks throughout the parking lot
- Grease and oil have accumulated in the parking spaces
- Broken concrete with exposed rebar between dumpster and south building
- Storage is prohibited under stairways
- Mud accumulated over walkways
- Indoor rugs and carpet noted outside entries throughout the property

Laundry Room

- Interior walls and floors are filthy
- Broken electrical cover at outlet
- Window is stuck and does not close properly
- Debris accumulated on the floor
- Deteriorated wood on laundry table
- Hole in wall
- Drain is clogged

No units requested an inspection. No vacant units were available for an inspection

North Building

- Missing shut off handle on hose bibb west side
- Vegetation in expansion joints west side
- Deteriorated ‘no parking’ sign west side
- Loose wood trim at side entry door north west corner
- Air gaps at windows north side
- Gaps in brick east side

- Grill stored against building between entries A and B
- Broken concrete repair at sidewalk by bike rack south side
- Gap in flooring at landing at entry C
- Debris in landscape area east side
- Missing shut off handle at hose bibb east side
- Broken glass in landscape area north west corner
- Cracks in brick south side

South Building

- Cracks in light shield at light fixture south west corner
- Rotted wood trim at windows north side building F
- Buckets being used as flower pots in landscape area north side
- Loose bricks at roofline north side unit D3
- Missing shut off handle on hose bibb west side
- Gaps in brick north side
- Rotted wood on fascia north side
- Propane tank stored against building by entry unit E
- Cracks at ceiling between entries units E3 and E4
- Loose weather stripping at entry unit E4
- Concrete upheaval at lead walk to entry D
- Tree limbs hitting building north east corner
- Missing shut off handle on hose bibb east side
- Missing panel on light shield above unit D2
- Gap between window trim and brick south side
- Cracks in brick repair east side
- Debris in landscape area east side
- Water leak at hose bibb east side
- Debris in landscape area south 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.

- Broken blinds throughout the property
- Grills are only permissible 10 feet away from building structures; please monitor regularly

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.

A parking violation notice was left on one junk vehicle at the property on December 08, 2014. Outside storage notices were left at three apartments for violations noted at the entryways on December 08, 2014.

Section 5 – Landscape Plan Requirements

Due to Stage 3 watering restrictions, we are not requiring you to remove dead vegetation. Please be aware once we enter into less restrictive watering restrictions you will be asked to remove all dead vegetation.