

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

The Falls on Clearwood
613 Clearwood Dr
October 26, 2016

	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	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	4.50
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	4.75
Condition of Stairs, Handrails, and Guardrails	4.00	2.50
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	0.75
Sub-Total	27.00	22.50
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	1.50
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.00
Junk Vehicles, Other Parking Violations	2.00	1.75
Address, Unit Numbers	1.00	0.75
Sub-Total	21.00	17.00

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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	0.75
Condition of Clean Outs	1.00	1.00
Sub-Total	2.00	1.75
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	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	0.50
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	1.50
Fire		
Smoke Detectors	3.00	2.50
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	4.50
Total	100.00	88.75

The following violations were noted during the 2016 annual inspection of the Falls on Clearwood 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 9, 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.

- Smoke detectors missing in units 513, 625 and 641 Clearwood

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 **February 1, 2017**.

Office

- No violations

Boiler Rooms

- No violations

Fitness Center

- No violations

Laundry Room

- Trash and debris

Maintenance Shop

- No violations

General Appearance

- Mud and dirt accumulated on walkways and drive areas throughout the property
- Grease and oil have accumulated in the parking areas
- Fire lanes and parking stripes are faded

Pool

- Deck o seal in disrepair between coping and deck
- Deck cracked in multiple areas
- Flow meter stuck
- Minimum 4" letters for "No lifeguard on duty" sign
- Emergency phone location sign must be visible
- Missing shepherds hook
- Damaged fiberglass poles used for shepherds hook

6 units requested an interior inspection

531 Prestonwood

- Water leak in ceiling in living room
- Cracked caulking around faucet in tub

633 Anglewood

- No violations

640 Clearwood

- Peeling paint on tub
- Leaking faucet upstairs
- Broken handrail at stairs

- Cracks in sheetrock at ceiling

Building 1

- Crack in concrete step at units 601, 603, 605, 607, 609, 629, 633 and 653
- Crack in previous concrete repair in sidewalk to unit 647
- Missing light shield on patio at unit 645
- Peeling paint on threshold at unit 639
- Crack in stucco by chimney on north side at unit 637
- Crack in stucco by window on north side at unit 629
- Broken sprinkler head on north side by unit 623
- Crack in stucco by gutter on north side at unit 617
- Damaged light on porch at unit 609
- Crack in stucco at balcony on north side at unit 611
- Trees hitting building on north side
- Peeling paint around door on south side at units 607, 619, 625, 627, 643 and 657
- Damaged fence at unit 621 and 627
- Missing numbers on electric meter disconnects
- Broken electrical conduit by electric meters
- Missing light shield on patio on south side at unit 643

Building 2

- Peeling paint on wood trim around door on north side at units 606, 638, 644 and 658
- Disconnected downspout from gutter on north side by unit 350
- Broken electrical conduit at roof on north side by unit 642
- Missing light shield on patio on north side at units 638 and 640
- Missing light bulb on patio on north side at unit 638
- Broken concrete sidewalk at previous repair on north side at unit 632
- Disconnected downspout on north side at unit 600
- Trees hitting building on north side
- Missing cover on junction box by bushes on north side by unit 600
- Crack at concrete step on south side at units 600, 602, 606, 608 and 612
- Broken brick by steps on south side at unit 608
- Missing light shield on porch on south side at unit 636
- Missing light bulb on porch on south side at unit 636

Building 3

- Crack in stucco by balcony on north side at unit 617
- Crack in stucco on balcony on north side at unit 621
- Peeling paint on wood above windows on north side at unit 639
- Crack in stucco above door on north side at unit 647
- Crack at concrete step on north side at unit 655
- Crack in stucco on west side
- Broken light shield on patio on south side at unit 655
- Damaged wood trim around window on south side at unit 655
- Faded numbers on electric meters on south side by units 623 and 641
- Missing light shield on south side at unit 623
- Tree hitting building on south side
- Missing address on south side at unit 617

Building 4

- Crack in brick by second floor window on north side at unit 600
- Tree hitting building on north side
- Peeling paint on wood trim around door on north side at units 616 and 642

- Damaged fence at units 636 and 660
- Exposed wood trim around door on north side at unit 638
- Broken electrical conduit by electrical meters at unit 640
- Peeling paint on wood trim around window on west side
- Peeling paint on threshold on south side at unit 661
- Crack in wall on south side at unit 658
- Crack in concrete step on south side at units 600, 602, 604, 622, 624, 634, 636, 638, 642, 644, 646, 650 and 654
- Loose mail box at unit 614
- Tree hitting building on southeast corner

Building 5

- Crack in concrete steps on north side at units 605, 615, 617, 619, 623, 625, 627, 635, 651, 655 and 657
- Damaged wood trim around window on north side at unit 605
- Damaged wall by door on north side at unit 607
- Peeling paint on wood trim around windows on north side at unit 619
- Trash around building
- Loose coax cable on ground on north side at unit 631
- Vegetation must be a minimum of 7' over sidewalk on south side at unit 657
- Exposed wood trim around door on south side at unit 601, 637 and 647
- Missing light shield on patio on south side at unit 603 and 637
- Broken fence at unit 625

Building 6

- Crack in concrete steps on north side at units 501, 505, 509, 515, 517, 519, 521, 525, 529, 531 and 533
- Crack in sidewalk on north side to units 501, 505 and 529
- Trees hitting building on north side
- Crack at step to stairs on north side between units 521 and 525
- Trash around building
- Missing address on south side at unit 525
- Peeling paint on wood trim around door on south side at units 509 and 517

Building 7

- Hole in siding above door on north side at unit 528
- Trash around building
- Exposed PVC pipes in hole on east side
- Bricks on ground on south side by unit 508
- Crack in concrete step on south side at unit 520, 530 and 532
- Peeling paint on guardrail on balcony at unit 526
- Damaged wood trim between windows on south side at unit 528 and 532
- Tree hitting building on southwest corner
- Crack in wall at roofline on south side at unit 534

Building 8

- Crack in concrete stop on north side at units 521, 531, 533 and 535
- Peeling paint on threshold on north side at unit 517
- Damaged wood trim around windows on north side by unit 513
- Loose coax cable on roof on north side at unit 511
- Trash around building
- Crack in sidewalk on south side at unit 501
- Peeling paint on wood trim around window on south side at unit 511
- Peeling paint on door on south side at unit 513
- Missing light shield on patio on south at unit 515 and 531

Building 9

- Hole in brick on north side by door at unit 530
- Crack in brick below window on north side at unit 520
- Missing light shield on patio on north side at unit 512
- Peeling paint on wood trim around door on north side at unit 510
- Cracks in stucco on east side
- Crack in concrete step on south side at unit 514, 516 and 518

Building 10

- Vegetation must be a minimum of 14' over fire lane on northwest corner
- Tree hitting building on northwest corner
- Crack in concrete steps on north side at units 511, 513, 519, 531, 533 and 535
- Damaged security light on north side by unit 509
- Trash around building
- Missing light shield on patio on south side at unit 533
- Peeling paint on door on south side at unit 535

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.

- Gutters are clogged with debris throughout property
- Tattered screens and broken window blinds throughout 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 4 junked vehicle at the property on November 18, 2016
- Outside storage notices were left at 17 apartments for violations noted at the patios, balconies, and entryways on November 15-18, 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.