

City of Richardson Community Services Department

Apartment Inspection Program Report

Greenview Apartments

333 E Polk St

August 25, 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	5.00
Condition of Stairs, Handrails, and Guardrails	4.00	4.00
Condition of Doors, Windows, Shutters, Screens	4.00	3.75
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	1.00
Condition of Floors	1.00	0.75
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	25.00
Property Maintenance		
Condition of Common Areas	5.00	3.00
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.00
Condition of Fences, Screening Walls, Retaining Walls	3.00	2.50
Landscape Plan, Maintenance	2.00	1.75
Site Plan	2.00	1.75
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.75
Junk Vehicles, Other Parking Violations	2.00	2.00
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	16.75

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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	1.00
Accessibility	1.00	1.00
Sub-Total	8.00	7.75
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	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	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	0.75
Sanitary Sewer Function	1.00	1.00
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	1.00
Sub-Total	2.00	2.00
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	93.25

The following violations were noted during the 2016 annual inspection of Greenview Apartments.

Section 1- Life Safety and Health Issues – All life safety and health violations are considered a priority and should be corrected immediately.

- No life safety or health violations were 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 **December 10, 2016**.

General Appearance

- Trash and debris in landscape areas
- Weeds in expansion joints in the driveway

Building Violations

- Concrete upheaval at sidewalk by unit D
- Unkempt vegetation on patio unit D
- Air gap at patio door unit D
- Missing wood trim at patio door unit D
- Gap at soffit north side unit D
- Gap in concrete at first step on patio unit D
- Broken slats and peeling paint on patio fence unit D
- Broken slats on patio fence unit A
- Weeds growing in expansion joints along wall north side unit D
- Overgrown vegetation on sidewalk east side
- Tree limbs hitting building south side
- Tree stump by unit B
- Fire lanes are fading and need to be restriped
- Cracks in concrete repair on sidewalk west side
- Broken and unused brick behind wall west side
- Cigarette butts accumulated by unit A

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.

- Common areas should be maintained in a neat and orderly manner free of trash and debris
- Wasps nests located in several locations on 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.

Outside storage notices were left at two apartments for violations noted at the entryways and patios on September 14, 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.