

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

Hillsdale Garden Apartments
800 W Spring Valley Rd
February 23, 2016

	Possible Points	Score
Building Interior		
Condition of Stairs, Handrails, and Guardrails	1.00	0.75
Condition of Ceilings	1.00	1.00
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	4.00
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	4.50
Condition of Stairs, Handrails, and Guardrails	4.00	3.75
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	1.75
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	23.75
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	1.75
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.50
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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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	1.00
Condition of Junction Boxes, Switches and Receptacles	1.00	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.50
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	0.75
Condition of Junction Boxes, Switches, and Receptacles	1.00	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.25
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	0.75
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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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	0.50
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	5.00
Total	100.00	91.25

The following violations were noted during the 2016 annual inspection of the Hillsdale Garden 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 **April 15, 2016**.

- Laundry Room – windows screwed shut

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 **May 31, 2016**.

Office

- No violation

General Appearance

- Chipped and peeling paint at patio fences
- Chipped and peeling paint on iron guards and rails
- Grease and oil have accumulated in the parking lanes
- Dumpster lids were not in the closed position
- Tree limbs hanging lower than 7 feet in the courtyard by mail kiosk

Laundry Room

- Chipped and peeling paint on entry threshold
- Burned out light bulb in light fixture

Maintenance Room

- Holes in ceilings
- Damaged sheetrock on walls

Storage Building

- No violations

No units requested an interior inspection. 1 vacant unit was inspected

Unit 863

- Down unit; needs to be inspected by Community Services staff prior to new move in

Building 1

- Broken light bulb at security light fixture east side
- Cracks in concrete at sidewalk east side
- Peeling paint at utility boxes east side
- Broken light shield at entry unit 820
- Tree stump in landscape area north side unit 822
- Missing light bulb and light shield at entry unit 828
- Unprotected wood at soffit repair north side
- Spalling concrete by entry unit 832
- Peeling paint at thresholds throughout building
- Peeling paint on patio fence unit 834
- Cracks in brick by patio door unit 828
- Peeling paint at patio fence unit 828

Building 2

- Cracks in concrete repair at entry by unit 812
- Cracks in brick by entry unit 810

- Cracks in concrete repair by entry unit 802
- Unkempt vegetation in landscape area east side
- Concrete upheaval at sidewalk north east corner
- Missing light shield at patio unit 804
- Cracks in concrete repair at steps units 806 and 808
- Cracks in concrete repair on patio unit 818
- Overgrown vegetation in landscape area west side
- Missing electrical outlet plate covers in utility closet west side

Building 3

- Cracks in brick north east corner
- Peeling paint at threshold unit 847
- Gap between brick and landing at stairs by unit 841
- Loose flashing at landing to stairs unit 838
- Missing screw at guardrail by unit 836
- Gap between landing and brick east side
- Overgrown vegetation under stairs to unit 838
- Debris in landscape area north side
- Missing light bulb at balcony unit 846
- Missing irrigation box cover in landscape area west side by meters
- Debris in landscape area west side

Building 4

- Missing address number at door unit 859
- Mud accumulated on sidewalk by unit 849 east side
- Cracks in concrete repair at landing east side unit 858
- Loose handrail at stairs by office south east corner
- Missing light bulb and light shield at patio unit 859
- Tree limbs hitting building west side
- Missing light shield at patio unit 849

Building 5

- Broken cable box cover west side
- Missing irrigation box cover north west corner
- Broken concrete repair at lead walk to courtyard south side
- Tree limbs hitting building north side
- Cracks in brick by entry unit 867
- Cracks in concrete at landing by stairs north east corner
- Loose handrail at concrete steps west side
- Cracks in concrete at sidewalk south west corner building 5

Building 6

- Peeling paint at patio fence unit 869
- Missing light shield at patio unit 871
- Missing light bulb at patio unit 872
- Missing light shield at patio unit 874
- Missing address number at door unit 874
- Mud accumulated at sidewalk by stairs south east corner by unit 869
- Cracks in concrete repair on landing east side by unit 872
- Items blocking minimum 3 foot egress at landing by unit 872

Building 7

- Potholes in parking spaces west side

- Shopping carts in landscape area west side
- Cracks in concrete at first step by entry unit 875
- Missing cable box cover east side
- Cracks in concrete repair south side
- Peeling paint on fences units 877 and 879

Building 8

- Missing light shield at patio unit 887
- Missing light bulb and light shield at patio unit 888
- Tree limbs hitting building north 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.

- Deteriorated blinds and window screens throughout property
- Fire lanes are beginning to fade

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 11 apartments for violations noted at the patios, balconies, and entryways on March 17, 2015.

Section 5 – Landscape Plan Requirements

- Please replace all missing, dead and dying vegetation per approved landscape plan by your 2016 annual inspection.
- 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.