

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

The Homes of Prairie Springs
280 W Renner Rd
August 31, 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	1.00
Sub-Total	5.00	4.75
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	3.00
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	1.50
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	0.50
Condition of Ceilings	1.00	1.00
Condition of Floors	1.00	1.00
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	21.00
Property Maintenance		
Condition of Common Areas	5.00	4.50
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	3.75
Condition of Fences, Screening Walls, Retaining Walls	3.00	2.75
Landscape Plan, Maintenance	2.00	1.75
Site Plan	2.00	2.00
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	1.75
Junk Vehicles, Other Parking Violations	2.00	1.75
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	19.25

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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	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	0.75
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	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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	Possible Points	Score
Heating and Air Conditioning Equipment		
Condition and Protection of Wiring	1.00	0.75
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	4.75
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	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	91.00

The following violations were noted during the 2016 annual inspection of the Homes of Prairie Springs 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

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 12, 2016**.

Office

- Crack in sheetrock above arch over main door

Deck

- Peeling paint and exposed wood

Fitness Center

- No violations

General

- Peeling paint on perimeter fence
- Mud and dirt accumulated on walkways and drive areas throughout the property
- Grease and oil have accumulated in the parking areas

Pool

- No violations

Shop

- No violations

Fourteen units requested an interior inspection

Unit 624

- No violations

Unit 1011

- No violations

Unit 1921

- Leak under kitchen sink

Unit 1922

- No violations

Unit 2712

- Missing exhaust fan in bathroom

Unit 3422

- No violations

Unit 3612

- No violations

Unit 3621

- Missing exhaust fan in bathrooms

Unit 4425

- No violations

Unit 5112

- No violations

Unit 5113

- Exhaust fan not working in bathroom
- Hole in sheetrock at water heater at electrical conduit in ceiling

Unit 5525

- Missing shutoff knobs under sink in bathroom

Unit 5612

- No violations

Unit 5624

- No violations

Building 1

- No violations

Building 2

- No violations

Building 3

- No violations

Building 4

- Peeling paint on fascia on west side

Building 5

- Damaged shingles on west side
- Peeling paint on fascia on south side

Building 6

- Peeling paint on wood trim around windows on south side at unit 621
- Peeling paint on balconies on south side
- Damaged wood trim on chimney on south side

Building 7

- Peeling paint on wood trim on west side
- Peeling paint on fascia on south and west sides
- Peeling paint on balconies on south west sides

Building 8

- Peeling paint on fascia on south and west sides
- Damaged shutters on south side

Building 9

- Peeling paint on fascia on east and west sides
- Peeling paint on column at unit 911

- Peeling paint on wood trim by chimney on west side
- Damaged shutters on west side
- Peeling paint around windows on west side

Building 10

- Damaged shingles on west side

Building 11

- Peeling paint on fascia on north, east and west sides
- Peeling paint on chimney on north side
- Peeling paint on balconies on south and west sides

Building 12

- Peeling paint on balconies on north, south and west sides
- Peeling paint on fascia on north, south and west sides
- Peeling paint on wood trim around windows on west side
- Peeling paint on chimney on south side

Building 13

- Damaged shutters on north side
- Peeling paint at wood trim by door at unit 1322
- Peeling paint on columns at unit 1322
- Peeling paint on fascia on north, south and west sides
- Damaged fascia boards above unit 1323
- Peeling paint at balconies on south and west sides

Building 14

- Peeling paint on balconies on north and west sides
- Peeling paint on fascia on south and west sides

Building 15

- Peeling paint on fascia on north and west sides
- Peeling paint on balconies on west side
- Damaged beam at balcony at unit 1523
- Peeling paint on wood trim around windows on west side

Building 16

- Peeling paint on chimney on west side
- Peeling paint on fascia on east and west sides
- Peeling paint on balcony on east, south and west sides
- Damaged shutters on west side

Building 17

- Peeling paint on fascia on south and west sides
- Peeling paint on balconies on north and east sides
- Damaged shutters on west side
- Peeling paint on wood trim around windows on west side
- Peeling paint on wood trim on west side
- Damaged wood on chimney on west side

Building 18

- Peeling paint on fascia on west side

Building 19

- Crack in brick at previous repair on north side
- Peeling paint on wood trim around windows on west side
- Cracked caulking around windows on west side
- Peeling paint on balconies on west side
- Peeling paint on fascia on west side

Building 20

- Peeling paint on chimney on west side
- Peeling paint on balconies on east and south sides
- Missing minimum 3' clearance at meters
- Pole in path to meters

Building 21

- Peeling paint on fascia on east and south sides

Building 22

- Peeling paint on fascia on all sides
- Peeling paint on wood trim around windows on south side
- Damaged shutters on north side
- Peeling paint on balconies on south and west sides
- Loose coax cable on ground on south side

Building 23

- Peeling paint on balconies on north, south and west sides
- Peeling paint on fascia on all sides

Building 24

- Peeling paint on fascia on north, south and west sides
- Peeling paint on balconies on north, south and east sides
- Tree hitting building on south side
- Peeling paint on wood trim around windows on west side
- Damaged shutters on west side

Building 25

- Peeling paint on fascia on all sides
- Peeling paint on balconies on east, south and west sides
- Missing insulation on A/C line sets on west side

Building 26

- Peeling paint on fascia on all sides
- Damaged shutters on west side
- Peeling paint on wood trim on west side
- Peeling paint on balconies on south side
- Peeling paint on wood trim around windows on south side

Building 27

- Peeling paint on balconies on north, south and west sides
- Peeling paint on soffit over balcony on north side
- Peeling paint on fascia on north, south and west sides
- Damaged fascia board over unit 2722 on north side
- Peeling paint on chimney on north side
- Loose A/C disconnect on south and west sides
- Loose coax cable on roof on south side

Building 28

- Peeling paint on balconies on east, south and west sides
- Damaged fascia board on east side
- Peeling paint on fascia on north and west sides
- Tree hitting building on northwest corner
- Peeling paint on wood trim on west side
- Loose porch light at unit 2812
- Damaged shutters on west side

Building 29

- Peeling paint on fascia on all sides
- Damaged fascia board over unit 2911 on north side
- Damaged shutters on west side
- Damaged soffit board over unit 2913 on south side

Building 30

- Peeling paint on fascia on north, south and west sides
- Clogged dryer vent on west side
- Damaged shutters on south and west sides
- Damaged fascia board over unit 3014 on south side
- Tree hitting building on north side

Building 31

- Peeling paint on fascia on north, south and west sides
- Damaged shutters on west side
- Dirt accumulated on sidewalk on west side
- Damaged fascia boards on west side
- Peeling paint on chimney on south side
- Peeling paint on balconies on north side

Building 32

- Peeling paint on fascia on north, south and west sides
- Broken shutters on south side

Building 33

- Peeling paint on balconies on west side
- Tree hitting building on west side
- Peeling paint on wood trim around windows on west side
- Peeling paint on fascia on south side
- Dirt accumulated on sidewalk on south side

Building 34

- Peeling paint on fascia on north, south and west sides
- Peeling paint on balcony on south and west sides
- Clogged dryer vent on west side
- Damaged fascia boards on south and west sides

Building 35

- Peeling paint on fascia on all sides
- Damaged fascia board on west side
- Peeling paint on balconies on north, south and west sides
- Peeling paint on wood trim around windows on south side

- Trees and vegetation need to be trimmed to provide a minimum of 7 feet clearance over the sidewalk on east side

Building 36

- Peeling paint on fascia on north, south and west sides
- Peeling paint on balconies on north and west sides
- Peeling paint on chimney on south side
- Damaged wood on chimney on south side
- Peeling paint on wood trim around windows on south side
- Damaged fascia board on south side at unit 3624

Building 37

- Peeling paint on balconies on north, south and west sides
- Peeling paint on fascia on north, south and west sides
- Peeling paint on wood trim on north side
- Tree hitting building on east side

Building 38

- Peeling paint on fascia on east, south and west
- Damaged fascia board on west side and over north balcony
- Peeling paint on balconies on south side
- Peeling paint on wood trim around window on south side

Building 39

- Peeling paint on balconies on north, east and west sides
- Peeling paint on fascia on south side
- Peeling paint on wood trim around windows on south side
- Tree hitting building on south side
- Damaged shutters on south side

Building 40

- Peeling paint on wood trim around windows on west side
- Damaged wood trim around window at unit 4013 on west side
- Peeling paint on balconies on west side
- Peeling paint on fascia on west side
- Missing downspout on southwest corner

Building 41

- Damaged shutters on west side
- Peeling paint on fascia on north, south and west sides
- Peeling paint on wood trim around windows on west side
- Peeling paint on balconies on south side
- Damaged fascia board on south side
- Cracks in brick between balcony and garage on north side

Building 42

- Peeling paint on fascia on north and west sides
- Damaged shutters on west side
- Peeling paint on wood trim on west side
- Peeling paint on wood trim around windows on west side
- Damaged wood trim around windows on west side
- Peeling paint on chimney on west side
- Damaged wood on chimney on west side

- Peeling paint on balcony on east and west side
- Damaged brick and wood by garage on north side

Building 43

- Peeling paint on fascia on north, south and west sides
- Peeling paint on chimney on south side
- Peeling paint on balconies on north side
- Damaged shutters on west side
- Peeling paint on wood trim around windows on west side
- Peeling paint on wood trim on west side
- Damaged wood trim on west side

Building 44

- Peeling paint on balconies on south and west sides
- Peeling paint on wood trim around windows on south and west sides
- Peeling paint on fascia on east, south and west sides
- Peeling paint on wood trim around garage doors on south side
- Peeling paint on chimney on east side

Building 45

- Peeling paint on balconies on north and west sides
- Peeling paint on fascia on north and west sides
- Tree hitting building on west side
- Peeling paint on wood trim around windows on south and west sides

Building 46

- Peeling paint on balconies on north, south and west sides
- Peeling paint on fascia on north, south and west sides
- Peeling paint on chimney on north side
- Damaged wood on chimney on north side
- Tree hitting building on east side

Building 47

- Peeling paint on fascia on north, south and west sides
- Peeling paint on column at unit 4713
- Peeling paint on balconies on west side
- Peeling paint on wood trim around windows on west side
- Damaged dryer vent on west side
- Peeling paint on chimney on east side
- Damaged soffit above balcony on east side

Building 48

- Peeling paint on fascia on west side
- Tree hitting building on east side

Building 49

- Peeling paint on balconies on east, south and west sides
- Peeling paint on fascia on all sides
- Peeling paint on door at unit 4926
- Peeling paint on wood trim on west side

Building 50

- Peeling paint on fascia on north, south and west sides

- Peeling paint on chimney on south side
- Damaged wood on chimney on south side
- Peeling paint on balconies on north, south and west sides
- Damaged fascia board by unit 5024 on north side
- Peeling paint on soffit above balcony on south side
- Peeling paint on wood trim on west side
- Damaged wood on balcony on west side

Building 51

- Peeling paint on fascia on north, south and west sides
- Peeling paint on wood trim around windows on west side
- Peeling paint on balconies on north and west sides
- Damaged fascia board over unit 5124 on south side, unit 5125 on southeast corner

Building 52

- Damaged fascia board above unit 5223 on north side, unit 5223 on south side and over balcony on north side
- Peeling paint on fascia on north, south and west sides
- Peeling paint on wood trim around windows on west side
- Peeling paint on guardrail at unit 5213 on west side
- Peeling paint on wood trim on west side
- Peeling paint on balcony on south side
- Damaged post on balcony to unit 5222

Building 53

- Damaged fascia over garages on north side
- Damaged dryer vent on west side
- Peeling paint on fascia on south and west sides
- Peeling paint on wood trim around windows on west side
- Faded numbers on electrical meter disconnects
- Peeling paint on wood trim around windows on south side

Building 54

- Peeling paint on fascia on north, south and west sides
- Damaged wood on chimney on north side
- Peeling paint on chimney on north side
- Damaged fascia board above balcony on north side and above unit 5413 on west side
- Peeling paint on balconies on south side

Building 55

- Peeling paint on balconies on east, south and west sides
- Peeling paint on chimney on west side
- Peeling paint on fascia on west side
- Peeling paint on wood trim around windows on west side

Building 56

- Peeling paint on chimney on south side
- Peeling paint on fascia on north, south and west sides
- Peeling paint on balconies on north, south and west sides
- Peeling paint on wood trim around windows on north and south sides
- Peeling paint on wood trim on west side

Building 57

- Faded numbers on electrical meter disconnects
- Peeling paint on balconies on west side
- Peeling paint on fascia on west 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.

- Gutters are filled with debris and have loose gutter nails. Routine maintenance will prevent deterioration at the fascia and erosion along the building foundation
- Loose and torn window screens throughout the property
- Broken blinds throughout the property
- Wasp nests 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 1 junked vehicle at the property on September 21, 2016
- Outside storage notices were left at 9 apartments for violations noted at the patios, balconies, and entryways on September 13-22, 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.