

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

Huntington Townhomes  
910 Spring Valley Plaza  
January 28, 2016

	Possible Points	Score
<b>Building Interior</b>		
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
<b>Building Exterior</b>		
Condition of Paint, Wood, Siding, Trim	6.00	5.50
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	1.75
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	23.50
<b>Property Maintenance</b>		
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	1.00
Sub-Total	21.00	18.25

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<b>Interior Electrical</b>		
Condition of Electrical Panels	2.00	1.75
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	7.75
<b>Exterior Electrical</b>		
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	0.75
Accessibility	1.00	1.00
Sub-Total	8.00	7.25
<b>Interior Plumbing</b>		
Condition of Plumbing Fixtures	3.00	3.00
Condition of Gas Appliances	1.00	1.00
Sub-Total	4.00	4.00
<b>Exterior Plumbing</b>		
Condition of Sprinkler System, Hose Bibs	1.00	0.75
Condition of Clean Outs	1.00	0.75
Sub-Total	2.00	1.50
<b>Water Heaters and Boilers</b>		
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
<b>Heating and Air Conditioning Equipment</b>		
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
<b>Health Interior</b>		
Occupancy Standards	2.00	2.00
Heating and Air Conditioning	1.00	1.00
Rodent, Insect Infestation	1.00	0.75
Sanitary Conditions	1.00	0.75
Sanitary Sewer Function	1.00	1.00
Water Temperature	1.00	1.00
Sub-Total	7.00	6.50
<b>Health Exterior</b>		
Condition of Pools, Pool Equipment	1.00	0.50
Improper Drainage, Standing Water,	1.00	1.00
Sub-Total	2.00	1.50
<b>Fire</b>		
Smoke Detectors	3.00	2.00
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	1.00
Sub-Total	5.00	4.00
<b>Total</b>	<b>100.00</b>	<b>89.25</b>

The following violations were noted during the 2016 annual inspection of the Huntington Townhomes.

**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 issues 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 **May 7, 2016**.

Office

- Hole in wooden stair fourth step from the bottom

Boiler Room

- Hole in wall by drain
- Seal holes at structure

Laundry Room South

- No violations

Laundry Room North

- Broken light shield on ceiling

Maintenance Room North

- No violations

Pool

- No throwing rope is present at ring buoy
- Leak at pump motor
- Flow meter is not working
- Gate was not self-closing and self-latching
- Top and bottom rail of pool fence rusted through near units 31 and 33

General Appearance

- Chipped and peeling paint on thresholds throughout the property
- Grease and oil has accumulated in the parking spaces
- Broken junction box exposed wires south east corner
- Roof is tarped over in several locations as the property is currently in the process of replacing the roofs. Roofing permit will be required with the City of Richardson Building Inspection Department
- Pothole in drive between buildings 3 and 4
- Hole in asphalt at carports 19 and 30
- Wires not in conduit at carport light fixture carports 6, 20, 21, 32, 33, 37, 41, 43, 44, 51, 70

One unit requested an inspection; 2 vacant units were inspected

Unit 12

- Loose weather stripping at back door
- Evidence of insects in the unit
- Panel not flush at meter disconnect box
- Loose ceiling fans in both bedrooms
- Deteriorated vent in upstairs master bedroom

Unit 36

- Gap at plumbing under sink

- Gap at plumbing at bathtub fixture

#### Unit 53

- Unit is currently being remodeled, will inspect prior to new move in

#### Building 1

- Loose metal landscape trim north side unit 73
- Broken concrete repair at sidewalk south east corner
- Broken concrete repair at sidewalk near entry unit 73
- Loose cable along siding near entry unit 1
- Broken concrete repair at sidewalk north west corner
- Deteriorated pickets on fence at patio unit 6

#### Building 2

- Peeling paint at soffit south side
- Wires not in conduit at A/C unit south west corner
- Wires not in conduit at A/C unit west side unit 9
- Deteriorated siding by entry unit 9
- Peeling paint at door west side units 9 and 10
- Loose light fixture with exposed wires at light fixture by entry unit 10
- Cracks in concrete at sidewalk unit 10
- Satellite dish blocking sidewalk west side unit 11
- Cracks in concrete at sidewalk west side unit 12
- Cracks in concrete at sidewalk north west corner
- Cannot open meter disconnect to unit 11
- Loose security light fixture east side unit 8
- Cracks in concrete repair at sidewalk east side
- Loose cable over window and siding east side unit 7

#### Building 3

- Debris in landscape east side
- Water leak in landscape area east side
- Deteriorated fascia south side unit 19
- Wires not in conduit in junction box by gate south side
- Unapproved electrical plug at light fixture south side unit 17
- Erosion at sidewalk south side unit 15
- Cracks in concrete repair on sidewalk south side unit 15
- Broken pickets on fence south side unit 17
- Missing light bulb south east corner unit 13
- Missing cable box cover west side
- Loose wires over utility box west side
- Missing handle at hose bibb west side
- Loose cover on irrigation box north west corner
- Cracks in concrete repair at sidewalk south west corner
- Cracks in concrete repair at sidewalk north west corner
- Deteriorated soffit above entry north side unit 18
- Cracks in concrete repair at entries units 18 and 19
- Vegetation hanging over sidewalk north east corner

#### Building 4

- Deteriorated fascia south east corner
- Cracks in concrete repair at sidewalk by entries units 23 and 24
- Peeling paint on fascia south side unit 25

- Loose cover at utility box west side
- Missing cable box cover west side
- Cracks in concrete at patio unit 20
- Cracks in concrete repair north east corner

#### Building 5

- Gap between wood trim and brick east side unit 27
- Rotted wood at column by entry unit 32
- Concrete upheaval at sidewalk south side
- Cracks in concrete repair at sidewalk west side unit 33
- Concrete upheaval at sidewalk west side
- Cracks in concrete repair at sidewalk west side unit 33
- Split fascia west side by units 27 and 28

#### Building 6

- Deteriorated slats on patio fence unit 34
- Gap in brick at roofline by unit 38
- Loose handle on hose bibb west side
- Broken concrete repair at sidewalk north west corner
- Cracks in concrete repair by entries units 37 and 38
- Deteriorated fascia north side unit 35
- Missing light shield north side unit 35

#### Building 7

- Deteriorated fascia and soffit east side unit 41
- Missing panels at light shield by entry unit 42
- Cracks in concrete repair by entry units 42 and 43
- Cracks in concrete pair by entry units 46 and 47
- Split soffit near entry unit 45
- Cracks in concrete repair east side
- Mud accumulated over sidewalk east side unit 49
- Mud accumulated over sidewalk east side unit 63
- Loose gutter west side unit 56
- Loose soffit west side unit 53
- Loose gutter west side unit 45
- Loose gutter west side unit 47
- Gaps in brick at hose bibb north side
- Loose foundation vent cover 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.

- Tattered screens, loose window splines and broken blinds were noted throughout the property
- Clogged gutters throughout 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 nine apartments for violations at the patios and entryways on February 2, 2016.

#### **Section 5 – Landscape Plan Requirements**

- Please replace all missing, dead and dying vegetation 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.