

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

La Mirada Plaza  
1319 Cavalier Dr  
April 20, 2016

	Possible Points	Score
<b>Building Interior</b>		
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
<b>Building Exterior</b>		
Condition of Paint, Wood, Siding, Trim	6.00	5.00
Condition of Stairs, Handrails, and Guardrails	4.00	3.50
Condition of Doors, Windows, Shutters, Screens	4.00	3.75
Condition of Roofs, Soffits, Fascia, Flashing	3.00	2.50
Condition of Walls	2.00	1.75
Condition of Gutters, Downspouts	2.00	1.50
Condition of Foundations	2.00	1.75
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	23.25
<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	1.75
Address, Unit Numbers	1.00	1.00
Sub-Total	21.00	18.00

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<b>Interior Electrical</b>		
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
<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	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
<b>Health Exterior</b>		
Condition of Pools, Pool Equipment	1.00	1.00
Improper Drainage, Standing Water,	1.00	0.75
Sub-Total	2.00	1.75
<b>Fire</b>		
Smoke Detectors	3.00	2.75
Unobstructed Means of Egress / Ingress	1.00	1.00
Portable Fire Extinguishers	1.00	0.75
Sub-Total	5.00	4.50
<b>Total</b>	<b>100.00</b>	<b>91.00</b>

The following violations were noted during the 2016 annual inspection of the La Mirada Plaza 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 **June 27, 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.

Unit 801

- Missing smoke detector in hallway
- Missing blanks at breaker panel

**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 **August 10, 2016**.

Community Center

- No violations

Boiler Rooms

Cavalier Ct

- No violations

Dublin

- No violations

Fitness

- No violations

General Appearance

- Erosion noted along the building foundations
- Gutters filled with leaves and debris throughout the property
- Erosion noted at A/C platforms, some platforms lean out of line
- Bird nests have accumulated in the dryer vents
- Mud has accumulated on the walkways and over the parking spaces
- Peeling paint noted at the woodwork including the fences, wood trim and beams
- Grease/oil have accumulated in the parking spaces
- Overflowing trash noted at dumpsters
- Peeling paint at the iron railings and guard rails, wood trim at balconies

Laundry Rooms

Cavalier Ct

- No violations

Regency Dr

- Expired inspection tag at fire extinguisher

Maintenance/Electrical Room

- No violations

Pool

- Clean the filter medium to reach required turnover rate of 6 hours (currently 10.3 hours)

Soccer fields

- No violations

Two units requested an inspection. One vacant unit inspected

Unit 338

- Missing light shield in master bathroom
- Missing escutcheon plate under sink in master bathroom
- Hole in sheetrock under sink in hallway bathroom

Unit 724

- No violations

Unit 804

No violations

Building 1

- Mud accumulated at sidewalk west and south side
- Loose weather stripping at entry unit 802
- Concrete upheaval at sidewalk south side unit 803
- Loose cable box cover east side
- Peeling paint on fascia by unit 813
- Clogged dryer vent unit 716

Building 2

- Loose cap at cleanout west side
- Peeling paint on fences unit 706 and 707
- Mud accumulated on sidewalk south side
- Mud accumulated in parking spots east side
- Cracks in concrete by entry unit 809
- Loose lag bolts at header to unit 809
- Broken concrete at threshold unit 710
- Mud accumulated on sidewalk north side
- Cracks in brick repair north west corner

Building 3

- Cracks in brick west side
- Cracks in brick repair south east corner
- Cracks in concrete repair at sidewalk south east corner
- Cracks in brick east side
- A/C units off concrete base and buried in mud east side
- Holes in gutter drain pipe and causing a trip hazard north east corner
- Mud accumulated in parking spaces north side
- Gap in concrete repair at leadwalk to unit 722
- Gap in soffit and loose wood trim by entry unit 821
- Cracks in concrete repair at leadwalk to stairs unit 819

Building 4

- Mud accumulated on sidewalk west side unit 733
- Missing handle on hose bibb west side
- Loose top rail at patio gate unit 731
- Cracks in brick repair south side
- Mud accumulated on sidewalk south side
- Concrete upheaval at sidewalk south side by unit 739
- Loose gutter nails above entry unit 737
- Mud accumulated on sidewalk north east corner

Building 5

- Missing handle on hose bibb south side
- Cracks in brick south side by unit 726
- Cracks in concrete repair west side
- Peeling paint at header of balcony unit 828
- Feces accumulated in landscape area east side

#### Building 6

- No violations

#### Building 7

- Feces accumulated in landscape area south side
- Peeling paint at header by entry unit 608
- Missing handle on hose bibb unit west side

#### Building 8

- Cracks in concrete at sidewalk west side
- Missing handle on hose bibb west side
- Debris in landscape area east side
- Loose flashing at balcony unit 610
- Concrete upheaval at sidewalk north east corner

#### Building 9

- Cracks in brick repair west side
- Mud accumulated at leadwalk to unit 905
- Gap between header and top step and loose lag bolt at stairs to unit 908
- Loose gutter south east corner
- Tree limbs hitting building south west corner
- Tree limbs hanging lower than 14 feet over the fire lanes south side

#### Building 10

- Mud accumulated in parking spaces north side
- Concrete upheaval at leadwalk to unit 530
- Mud accumulated at sidewalk west side
- Broken concrete on patio unit 520
- Broken concrete at steps to entry unit 520
- Cracks in concrete repair on patio unit 524

#### Building 11

- Missing handle on hose bibb west side
- Loose wood trim at patio gate by unit 516
- Missing cap at cleanout unit 513
- Erosion under steps leading to entry unit 615
- Clogged drain and standing water in landscape area south side by unit 516
- Missing handle on hose bibb south side
- Mud accumulated on sidewalk south side
- Mud accumulated in parking spaces south side

#### Building 12

- Tree limbs hitting building north side
- Peeling paint on balcony unit 413
- Gap between windows and brick north side unit 311
- Mud accumulated at sidewalk south east corner
- Missing light shield at security light fixture south east corner

- Cracks in concrete repair at base of stairs to unit 409
- Broken concrete step at 7<sup>th</sup> step from the bottom at stairs to unit 409
- Peeling paint at header unit 407
- Missing irrigation box cover in landscape area west side

#### Building 13

- Broken concrete repair at leadwalk to unit 305
- Broken concrete repair at base of stairs to unit 406
- Broken concrete repair at sidewalk to unit 302
- Peeling paint at balcony unit 401

#### Building 14

- Loose brick by balcony unit 415
- Mud accumulated on sidewalk west side
- Missing handle on hose bibb west side
- Peeling paint at header to stairs unit 415
- Cracks in concrete repair at entry unit 315
- Cracks in concrete repair at sidewalk north side
- Cracks in brick north west corner
- Cracks in concrete step 1<sup>st</sup> step from the bottom of the stairs to unit 424
- Mud accumulated at sidewalk west side

#### Building 15

- Loose junction box south side
- Concrete upheaval at sidewalk south east corner
- Vegetation hanging lower than 7 feet over the sidewalk east side
- Gap in soffit east side by unit 421
- Missing handle on hose bibb east side
- Cracks in concrete step 1<sup>st</sup> step from the bottom of stairs to unit 424
- Mud accumulated at sidewalk west side

#### Building 16

- Cracks in concrete steps at stairs to unit 327
- Cracks in concrete repair at leadwalk to unit 327
- Cracks in concrete steps at leadwalk to unit 328
- Mud accumulated at sidewalk south east corner
- Cracks in brick by entry unit 330

#### Building 17

- Mud accumulated on sidewalk west side
- Gap between wood trim and brick south side unit 336
- Mud accumulated on sidewalk south east corner
- Broken concrete foundation south east corner
- Mud accumulated on sidewalk north east corner
- Cracks in brick by unit 339

**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.

- Gutter system is clogged with debris, has loose screens and loose nails throughout the property
- Torn screens and broken blinds were noted at windows throughout the property
- Fire extinguisher inspection tags expire May 2016

**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 2 junked vehicles at the property on May 5, 2016
- Outside storage and grill notices were left at 15 apartments for violations noted at the patios, balconies, and entryways on May 5, 2016

**Section 5 – Landscape Plan Requirements**

- Please replace all missing, dead and dying vegetation per approved landscape plan by your 2017 annual inspection. (copy enclosed)
- 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.