

City of Richardson Community Services Department

Apartment Inspection Program Report

La Mirada Square Apartments

1319 Cavalier Dr

May 18, 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	0.75
Sub-Total	5.00	4.50
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	4.50
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	2.75
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	0.75
Condition of Floors	1.00	0.75
Condition of Car Ports	1.00	1.00
Sub-Total	27.00	23.25
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	1.75
Junk Vehicles, Other Parking Violations	2.00	1.50
Address, Unit Numbers	1.00	1.00
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	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	0.75
Accessibility	1.00	0.75
Sub-Total	8.00	7.00
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	0.75
Sub-Total	2.00	1.50
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	0.75
Sub-Total	7.00	6.75
Health Exterior		
Condition of Pools, Pool Equipment	1.00	0.75
Improper Drainage, Standing Water,	1.00	0.75
Sub-Total	2.00	1.50
Fire		
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	5.00
Total	100.00	90.50

The following violations were noted during the 2016 annual inspection of the La Mirada Square 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 **July 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.

- Pool – Gate does not open/close properly; emergency phone does not work
- Unit 790 – Landing shows deflection and is leaning out of line at entry
- Unit 564 - Unapproved window A/C installation in bedroom unit 564
- Building 20 – clogged cleanout with debris in landscape area west side

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 **September 14, 2016**.

Office

- No violations

Boiler Rooms

Cavalier Pl

- Hole in wall

Regal Ct

- No violations

General Appearance

- Erosion noted along the building foundations
- Peeling paint noted at the woodwork including the fences, wood trim and beams and at the iron work on the stair systems
- Grease/oil have accumulated in the parking spaces
- Trees and vegetation need to be trimmed to provide a minimum of 14 feet clearance over the fire lanes
- Lids on dumpsters not closed

Laundry Rooms

Cavalier Pl

- No violations

Regal Ct

- No violations

Pool

- Cracks in deck around pool area
- Missing directional arrows on flow pipes
- Missing letters on “No Life Guard On Duty” signage

Four units requested an interior inspection

Unit 459

- Cracks in wall in kitchen
- Cracks in wall in living room

Unit 571

- Cracks in wall in master bedroom
- Missing lightbulbs in upstairs vanity

Unit 672

- Water damage under kitchen sink

Unit 791

- Low water temperature (104 Degrees Fahrenheit)

Building 1

- Mud accumulated at sidewalk east side
- Loose brick at balcony unit 753
- Missing light shield at balcony unit 751
- Mud accumulated at sidewalk south side
- Peeling paint on header by unit 751
- Loose junction box south side
- Broken concrete repair at leadwalk to unit 653
- Peeling paint on header by unit 753

Building 2

- Mud accumulated in parking spaces east side
- Debris accumulated in landscape area east side
- Loose cable box cover north side
- Missing light shield unit 758
- Broken window south west corner
- Broken light shield at entry unit 659

Building 3

- Loose brick at roofline by balcony unit 761
- Missing handle on hose bibb east side
- Header detached from balcony unit 763

Building 4

- Loose wood trim at utility closet north side
- Missing wood trim at patio fence unit 665
- Gap between siding and brick at balcony unit 766
- Mud accumulated in drive area west side
- Missing handles on hose bibbs east side
- Mud accumulated on sidewalk west side
- Broken concrete repair and exposed rebar by stairs to unit 767

Building 5

- Missing irrigation box cover west side
- Missing handle on hose bibb by unit 693
- Concrete debris in landscape area east side

Building 6

- Missing handle on hose bibb east side
- Top step pulling away from stairs to unit 771
- Cracks in concrete foundation and exposed rebar south side
- Concrete upheaval at leadwalk to unit 676

Building 7

- Mud accumulated on sidewalk east side
- Missing light shield at security light fixture north east corner
- Erosion under steps to stairs by unit 780
- Peeling paint at header to stairs by unit 780

- Tree limbs hitting building south west corner
- Peeling paint at header to balcony unit 781
- Missing light shield at patio unit 681
- Missing handle on hose bibb at patio unit 677
- Debris in landscape area south east corner

Building 8

- Broken concrete at entry unit 683
- Broken concrete at sidewalk north west corner
- Broken concrete repair at steps to unit 687
- Missing light bulb at entry to unit 689
- Mud accumulated at sidewalk east side
- Broken concrete at steps to units 689 and 690

Building 9

- Loose junction box south east corner
- Missing handle at hose bibb west side
- Mud accumulated on sidewalk north side
- Missing light bulbs at entries units 863, 864 and 865

Building 10

- Missing cable box cover west side
- Missing handle at hose bibb south side
- Concrete upheaval at sidewalk south side by unit 873

Building 11

- Missing light shield at patio unit 853
- Erosion at patio unit 855
- Broken concrete repair at leadwalk to unit 851

Building 12

- Mud accumulated in parking spot north east corner
- Gap between soffit and brick at roofline by unit 459 south side
- Missing handle at hose bibb south side unit 361
- Broken concrete at leadwalk to unit 361
- Gap between window and brick south side unit 362
- Concrete upheaval at sidewalk south side unit 363
- Cracks in brick west side
- Broken glass on sidewalk north side
- Loose wood trim at patio gate unit 359
- Mud accumulated on sidewalk east side

Building 13

- Missing handle on hose bibb north side
- Mud accumulated on sidewalk west side
- Gaps in brick south side unit 353
- Cracks in concrete repair at leadwalk to unit 353
- Concrete upheaval at sidewalk west side

Building 14

- Missing handle on hose bibb south side
- Mud accumulated on sidewalk west side
- Missing irrigation box cover in landscape area west side

- Missing handle on hose bibb west side

Building 15

- Cracks in concrete foundation and exposed rebar south side
- Mud accumulated at sidewalk east side
- Cracks in concrete repair on sidewalk east side
- Vegetation hanging lower than 7 feet over the sidewalk east side
- Broken concrete repair at leadwalk to unit 368
- Loose junction box west side

Building 16

- Missing handle on hose bibb east side
- Broken pipe at cleanout east side
- Deteriorated wood at header to stairs unit 483
- Missing handle on hose bibb west side

Building 17

- Concrete upheaval at sidewalk south west corner
- Pothole in driveway south east corner
- Concrete upheaval at leadwalk to entry unit 577
- Missing handle on hose bibb north side unit 573
- Missing lightbulb at entry unit 573

Building 18

- Concrete upheaval at sidewalk west side unit 572
- Missing handle on hose bibb north side
- Loose cap at cleanout north side unit 569
- Gap in brick behind A/C disconnect by unit 569
- Cracks in brick repair west side
- Missing lightbulb at entry unit 563
- Concrete upheaval at sidewalk south side unit 560
- Tree limbs hitting building south east corner

Building 19

- Missing cable box cover north side
- Cracks in concrete at sidewalk east side by unit 378
- Peeling paint at header to stairs unit 478

Building 20

- Concrete upheaval at sidewalk east side
- Broken concrete debris in landscape area south east corner
- Broken concrete repair at leadwalk by entry unit 365
- Peeling paint at header to stairs unit 467
- Broken concrete repair at sidewalk south east corner
- Missing cap at cleanout west side
- Missing handle at hose bibb west side

Building 21

- Missing handle on hose bibb east side
- Broken concrete repair at leadwalk by entry unit 377
- Gap at brick at utility closet north side
- Concrete upheaval at sidewalk north west corner
- Missing handle on hose bibb west side

- Peeling paint at header to stairs by unit 469

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

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 4 junked vehicles at the property on June 18, 2016
- Outside storage and grill notices were left at 44 apartments for violations noted at the patios, balconies, and entryways on June 18, 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.