City of Richardson Community Services Department
Apartment Inspection Program Report

Complex
Address
Date

	Possible Points	Score
Building Interior		
Condition of Stairs, Handrails, and Guardrails	1.00	
Condition of Ceilings	1.00	
Condition of Walls	1.00	
Condition of Doors and Windows	1.00	
Condition of Floors and Floor Coverings	1.00	
Sub-Total	5.00	
Building Exterior		
Condition of Paint, Wood, Siding, Trim	6.00	
Condition of Stairs, Handrails, and Guardrails	4.00	
Condition of Doors, Windows, Shutters, Screens	4.00	
Condition of Roofs, Soffits, Fascia, Flashing	3.00	
Condition of Walls	2.00	
Condition of Gutters, Downspouts	2.00	
Condition of Foundations	2.00	
Condition of Chimneys	1.00	
Condition of Ceilings	1.00	
Condition of Floors	1.00	
Condition of Car Ports	1.00	
Sub-Total	27.00	
Property Maintenance		
Condition of Common Areas	5.00	
Open Storage; Hazardous, Combustible, Chemical Storage	4.00	
Condition of Fences, Screening Walls, Retaining Walls	3.00	
Landscape Plan, Maintenance	2.00	
Site Plan	2.00	
Condition of Parking Areas, Sidewalks, Leadwalks	2.00	
Junk Vehicles, Other Parking Violations	2.00	
Address, Unit Numbers	1.00	
Sub-Total	21.00	

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Interior Electrical		
Condition of Electrical Panels	2.00	
Condition and Protection of Wiring	2.00	
Condition and Protection of Light Fixtures	1.00	
Condition and Protection of Wiring of Appliances	1.00	
Condition of Junction Boxes, Switches and Receptacles	1.00	
Accessibility	1.00	
Sub-Total	8.00	
Exterior Electrical		
Condition of Electrical Panels	2.00	
Condition and Protection of Wiring	2.00	
Condition and Protection of Light Fixtures	1.00	
Condition of Meter and Service Equipment	1.00	
Condition of Junction Boxes, Switches, and Receptacles	1.00	
Accessibility	1.00	
Sub-Total	8.00	
Interior Plumbing		
Condition of Plumbing Fixtures	3.00	
Condition of Gas Appliances	1.00	
Sub-Total	4.00	
Exterior Plumbing		
Condition of Sprinkler System, Hose Bibs	1.00	
Condition of Clean Outs	1.00	
Sub-Total	2.00	
Water Heaters and Boilers		
Combustion Air	1.00	
Condition and Protection of Wiring	1.00	
Condition of Flue Pipes	1.00	
Condition of Gas Connections	1.00	
Condition of Temperature / Pressure Relief Valve / Line	1.00	
Water Supply	1.00	
Sub-Total	6.00	

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Heating and Air Conditioning Equipment		
Condition and Protection of Wiring	1.00	
Condition of Flue Pipes	1.00	
Condition of Gas Connections	1.00	
Condition of Filters and Condensate Drains	1.00	
Accessibility	1.00	
Sub-Total	5.00	
Health Interior		
Occupancy Standards	2.00	
Heating and Air Conditioning	1.00	
Rodent, Insect Infestation	1.00	
Sanitary Conditions	1.00	
Sanitary Sewer Function	1.00	
Water Temperature	1.00	
Sub-Total	7.00	
Health Exterior		
Condition of Pools, Pool Equipment	1.00	
Improper Drainage, Standing Water,	1.00	
Sub-Total	2.00	
Fire		
Smoke Detectors	3.00	
Unobstructed Means of Egress / Ingress	1.00	
Portable Fire Extinguishers	1.00	
Sub-Total	5.00	
Total	**100.00**	