

Texas State Affordable Housing Corporation

Fox Run Apartments

2008 Sam Houston Drive Victoria, TX 77904

Inspection Date & Time: 1.30.2015 at 2:00 p.m.

Inspector's Name: James Matias

PHYSICAL INSPECTION	YES	NO	N/A
1) Are the access gates in operable condition?			X
2) Is the community monument sign in acceptable condition?	X		
3) Is the perimeter fence surrounding the property in acceptable condition?		X	
4) Is the grounds and landscaping in acceptable condition?	X		
5) Are trees and shrubs properly trimmed?	X		
6) Are the grounds free of erosion, foot paths and tree root elevation?	X		
7) Are sidewalks clean and in good repair?	X		
8) Is parking lot clean and in good repair with handicap parking clearly marked?		X	
9) Is the area around the waste receptacles clean and are the enclosures in good repair?		X	
10) Is the exterior of the buildings in acceptable condition?	X		
11) Are hallways clean and maintained?			X
12) Are building foundations in good repair?	X		
13) Are the gutters, downspouts and fascia boards on the buildings in good repair?	X		
14) Do the building roofs appear to be in good condition?	X		
15) Do balconies and upper level walkways appear to be in good condition?	X		
16) Do windows, blinds, doors, and trim appear to be in good condition?	X		
17) Are there any major repairs on the property currently?	X		
18) Is Management addressing all health, fire or safety concerns on the property?	X		
19) Have repairs or corrections recommended or required from the last physical inspection been satisfactorily completed?		X	

COMMENTS: The exterior of all buildings appeared to be well kept and in good condition. The curb appeal was good and the landscaping was in relatively good condition.

Observations:

- **Item 3:** On the day of the site visit the fence on the Southeast side of the property was leaning and the fence on the northwest side of the community was missing pickets and had a few holes.
- **Item 8, 17, & 19:** The parking lot has a large tire indentation in the parking lot near the dumpster at the northwest corner of the community. The parking lot repair was noted during last year's inspection and the item has not been corrected.

Inspected by: James Matias Date: 1/30/2015