

# APS Commercial Inspection Service

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Lakewood, OH 44107  
216-544-9322

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Clients Name  
1582 Some Street  
Cleveland, Ohio 44102

File Number –

## General Information

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Name \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

## Client Information

Client Name \_\_\_\_\_

Client Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-Mail \_\_\_\_\_

## Other Information

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# GENERAL BUILDING AND GROUNDS INFORMATION

## EXTERIOR

### FRONT

Northeasterly

Brick work is in good condition.

### RIGHT SIDE

Northwesterly

Brick work is in fair condition.

### REAR

Southwesterly

Brick work is in good condition.

### LEFT SIDE

Southeasterly

Brick work is good condition.

## PUBLIC SPACES

### DRIVEWAY OR PARKING AREA

Asphalt is in fair to good condition, due to unevenness, cracking and crazing.

### CURB CUT

(Section of curb, even with road and permits vehicle access over street) is in fairly good condition.

### STREET WALK (SIDEWALK)

Concrete is in fair to fairly poor condition, due to settlement, heaving, cracking and crazing condition must be corrected before a mishap occurs.

### FRONT ENTRY PATH AND PORTICO

Stone is in good condition. Front Portico is in good condition.

### LANDSCAPING

Grass, shrubbery and trees are in fairly good condition.

### DRAINAGE

This is fair, because of topography.

## INTERIOR

### CELLAR & SUB-CELLAR

(Area partly or wholly below grade)

Semi-finished is clean and well maintained.

### HALLWAYS, STAIRS & STAIRWELLS

They are all clean and well maintained.

### LOBBY

Walls, floor, ceiling and trim are in good to fairly good condition.

### LAUNDRY AREA

Sink is in good condition.

Functional flow, water pressure and drainage are good.

Walls, floor, ceiling and trim are in fairly good condition.

## APARTMENT TABLE DEFINITIONS

NOTE: Check marked columns refer to the condition of the property or item listed at the time of inspection.

A - Acceptable Functional with no obvious signs of defect.

NP - Not Present Item not present or not found.

NI - Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

M - Marginal Item is not fully functional and requires repair or servicing.

D - A Defective Item that is need of repair or replacement. It is unable to perform its intended function.

Unit Number 1

Time 2:35 P.M

Date 01/01/01

		A	NP	NI	M	D
1.1	CEILINGS	x				
1.2	WALLS				x	
1.3	FLOORS	x				
1.4	DOORS				x	
1.5	WINDOWS	x				
1.6	COUNTERTOPS AND CABINETS (Kitchen and Bath)	x				
1.7	VISIBLE PLUMBING	x				
1.8	OUTLETS AND WALL SWITCHES	x				
1.9	HEATING & COOLING SOURCE IN EACH ROOM (Includes operation of each source and the presence and operation of venting)	x				
1.11	APPLIANCES, DEVICES AND FIXTURES (Includes ceiling fans, light fixtures, and operation of garbage disposal if present)	x				
1.12	ELECTRICAL PANEL AND GFCI'S (Ground Fault Circuit Interrupters)		x			
1.13	SMOKE DETECTORS					x

A NP NI M D

**Notes:**

1.2 Wall in bedroom needs repaired.

1.4 Door knob on bathroom door is stripped and needs replaced.

1.12 No GFCI's found in kitchen or bath. Recommend installation of GFCI's.

1.13 Smoke detectors inoperable.



1.2



1.4

Unit Number  2

Time  2:35 P.M

Date  01/01/01

		A	NP	NI	M	D
2.1	CEILINGS	x				
2.2	WALLS				x	
2.3	FLOORS	x				
2.4	DOORS				x	
2.5	WINDOWS	x				
2.6	COUNTERTOPS AND CABINETS (Kitchen and Bath)	x				
2.7	VISIBLE PLUMBING	x				
2.8	OUTLETS AND WALL SWITCHES	x				
2.9	HEATING & COOLING SOURCE IN EACH ROOM (Includes operation of each source and the presence and operation of venting)	x				
2.11	APPLIANCES, DEVICES AND FIXTURES (Includes ceiling fans, light fixtures, and operation of garbage disposal if present)	x				
2.12	ELECTRICAL PANEL AND GFCI'S (Ground Fault Circuit Interrupters)		x			
2.13	SMOKE DETECTORS					x

**Notes:**

- 2.2 Wall in bedroom needs replaced.
- 2.4 Door knob on bathroom door broken and needs replaced.
- 2.12 Recommend upgrading electrical from fuses to breakers.
- 2.13 Carpet needs replaced in the living room.



2.2



2.4

Apartment Building Inspections contain individual reports for each apartment. Pictures of all inadequate items in need of attention or repair in each apartment will be provided. All of our reports can be designed to fit your needs.

The inspectors at APS Commercial Property Inspections are fully certified and insured.



Center for International  
Certification Programs, Inc.



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