

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE L

GENERATOR INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Generator Inspection** is identified in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to the Generator Inspection.

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1. Purpose

The purpose of the Generator Inspection is to provide the Client with a visual and limited operational evaluation of the permanently installed standby generator system serving the Property. The inspection is intended to identify readily observable Material Defects, deficiencies, and safety concerns visible at the time of the Inspection.

The Generator Inspection is not a commissioning service, preventive maintenance inspection, electrical engineering evaluation, code compliance inspection, manufacturer's certification, or guarantee of future performance.

2. Scope of Inspection

The Generator Inspection generally includes a visual evaluation of the readily accessible components of the permanently installed standby generator system, including, where present:

- Generator enclosure.

- Generator housing.
- Visible signs of corrosion or damage.
- Mounting pad.
- Fuel supply connections.
- Visible electrical connections.
- Transfer switch (visual only).
- Main disconnect area (visual only).
- Control panel.
- Indicator lights.
- Battery compartment (visual only).
- Cooling air openings.
- Exhaust system (visible portions only).
- General installation condition.
- Visible clearances around the unit.

Where practical and safe, the Inspector may initiate a normal operational cycle using the manufacturer's normal operating controls or by utilizing the installed test function.

3. Operational Evaluation

If the generator is operational and conditions permit safe operation, the Inspector may observe:

- Engine start-up.
- Idle operation.
- Normal shutdown.
- Indicator lights.
- Audible operation.
- Visible exhaust.
- Apparent abnormal vibration.
- Obvious fuel or oil leaks.

Operation during the Inspection does not constitute a guarantee that the generator will perform properly under emergency conditions or future power outages.

4. Transfer Switch

The Inspector will visually observe the readily accessible transfer switch when accessible.

The Inspector does not:

- Perform transfer switch calibration.
- Simulate utility power failure.
- Perform energized electrical testing.
- Conduct load transfer testing unless specifically requested and safely permitted.
- Determine transfer timing.
- Verify automatic operation under emergency conditions.

5. Electrical Limitations

The Generator Inspection is not an electrical inspection.

The Inspector does not determine:

- Electrical load calculations.
- Generator sizing.
- Voltage stability.
- Frequency regulation.
- Grounding adequacy.
- Bonding compliance.

- Short-circuit protection.
- Utility interconnection compliance.
- National Electrical Code compliance.
- Capacity for future electrical loads.

Any concerns regarding the electrical installation should be evaluated by a licensed electrical contractor.

6. Fuel System Limitations

The Inspector visually observes only the readily accessible portions of the fuel supply system.

The inspection does not include:

- Gas pressure testing.
- Leak detection.
- Fuel quality analysis.
- Fuel consumption testing.
- Underground fuel piping.
- Buried propane tanks.
- Fuel regulator calibration.
- Diesel fuel condition.
- Fuel storage capacity verification.

The Inspector is not responsible for concealed fuel system defects.

7. Maintenance

The Generator Inspection is not a substitute for routine maintenance.

The Inspector does not determine:

- Maintenance history.
- Service interval compliance.
- Oil quality.
- Coolant condition.
- Battery capacity.
- Internal engine condition.
- Internal alternator condition.
- Manufacturer recall status.
- Warranty status.

The Client should obtain maintenance records from the owner whenever possible.

8. Inspection Limitations

The Generator Inspection is limited to visible and Readily Accessible components.

The Inspector is not required to:

- Remove covers.
- Disassemble equipment.
- Perform load bank testing.
- Operate the generator under full electrical load.
- Perform electrical diagnostics.
- Connect testing equipment.
- Simulate utility failure.
- Reset fault codes.
- Repair equipment.
- Operate equipment that appears unsafe.
- Evaluate concealed components.

Equipment failures may occur at any time before or after the Inspection.

9. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Generator Inspection does **not** include:

- Load bank testing.
- Electrical engineering.
- Automatic transfer testing under load.
- Utility outage simulation.
- Fuel pressure testing.
- Gas leak detection.
- Propane system inspection.
- Diesel fuel analysis.
- Internal engine inspection.
- Battery load testing.
- Preventive maintenance.
- Manufacturer warranty inspection.
- Code compliance inspection.
- Permit verification.
- Repairs.
- Cost estimates.
- Expert witness services.

10. Recommendations

When conditions such as excessive corrosion, apparent fuel leaks, damaged electrical components, abnormal operation, excessive vibration, fluid leaks, deteriorated exhaust components, or other Material Defects are observed, the Inspector may recommend further evaluation, servicing, or repairs by a licensed generator contractor, licensed electrical contractor, or other qualified professional.

Recommendations are based solely upon conditions observed on the date of the Inspection and should not be interpreted as confirmation that generator replacement is necessary.

11. Client Acknowledgment

The Client acknowledges that the Generator Inspection is a limited visual and operational inspection of the readily accessible components of the permanently installed standby generator system. The inspection does not evaluate the generator under actual emergency conditions or full electrical load and does not determine the generator's ability to operate during a future power outage.

The Client further acknowledges that the Generator Inspection is not a substitute for routine maintenance or manufacturer-recommended servicing. Mechanical failures, electrical failures, battery failures, fuel supply interruptions, and control system malfunctions may occur at any time before or after the Inspection. The Inspector does not warrant the future performance, reliability, capacity, or serviceability of the generator system.

The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.
