

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE M

ELEVATOR, RESIDENTIAL LIFT & ACCESSIBILITY LIFT INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if an **Elevator, Residential Lift, Wheelchair Lift, Vertical Platform Lift, Inclined Platform Lift, or Stair Lift 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 these services.

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1. Purpose

The purpose of the Elevator and Residential Lift Inspection is to provide the Client with a visual and limited operational evaluation of the readily accessible components of the elevator or lift system serving the Property. The inspection is intended to identify readily observable Material Defects, operational deficiencies, and safety concerns visible at the time of the Inspection.

This Inspection is not an ASME A17.1 inspection, annual safety inspection, state certification inspection, commissioning inspection, engineering evaluation, or guarantee of future performance.

2. Scope of Inspection

The Inspection generally includes a visual evaluation of the readily accessible components of the elevator or lift system, including, where present:

- Cab or platform.

- Interior finishes.
- Cab doors.
- Landing doors.
- Door interlocks (visual operation only).
- Operating controls.
- Call stations.
- Emergency stop button.
- Alarm button (when practical).
- Emergency telephone (visual only).
- Lighting.
- Visible guide rails.
- Visible hoistway components.
- Machine room (when readily accessible).
- Hydraulic equipment (visible portions only).
- Drive equipment (visible portions only).
- General operation through normal controls.

The Inspector may operate the elevator or lift through one or more normal operating cycles to observe its general operation.

3. Operational Evaluation

The operational evaluation is limited to observing:

- Normal start-up.
- Travel between accessible landings.
- Door operation.
- Leveling.
- Visible ride quality.
- Obvious vibration.
- Audible abnormalities.
- Normal stopping.

Operation during the Inspection does not guarantee continued reliable operation after the Inspection.

4. Inspection Limitations

The Elevator and Lift Inspection is limited to visible and Readily Accessible components.

The Inspector is not required to:

- Remove covers.
- Enter the hoistway.
- Climb on top of the cab.
- Access the pit.
- Access machine components that are locked.
- Perform destructive testing.
- Perform load testing.
- Measure travel speeds.
- Measure stopping distances.
- Adjust equipment.
- Lubricate equipment.
- Diagnose electrical faults.
- Evaluate concealed components.

5. Mechanical and Electrical Components

The Inspector visually observes readily accessible mechanical and electrical components.

The Inspection does not determine:

- Motor condition.
- Pump performance.
- Hydraulic pressure.
- Cable condition beyond visible areas.
- Governor operation.
- Brake performance.
- Overspeed protection.
- Counterweight condition.
- Electrical load calculations.
- Control system programming.
- Battery backup performance.
- Emergency lowering system operation unless safely testable.

6. Safety Devices

The Inspector visually observes readily accessible safety devices that are visible and reasonably testable without creating an unsafe condition.

The Inspection is not intended to certify compliance with:

- ASME A17.1 Safety Code for Elevators and Escalators.
- ASME A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts.
- Florida Elevator Safety Code.
- Americans with Disabilities Act (ADA).
- Local jurisdictional requirements.
- Manufacturer safety bulletins.

The absence of comments regarding safety devices shall not be interpreted as confirmation of regulatory compliance.

7. Maintenance Records

The Inspector does not determine:

- Maintenance history.
- Inspection history.
- Prior repairs.
- Manufacturer recalls.
- Remaining useful life.
- Warranty status.

The Client is encouraged to obtain maintenance and service records from the property owner whenever available.

8. Inspection Limitations

The Inspection does not include:

- Annual certification inspections.
- Load testing.
- Full-capacity operation.
- Emergency rescue procedures.
- Acceptance testing.
- Controller diagnostics.

- Software diagnostics.
- Hydraulic fluid analysis.
- Oil sampling.
- Electrical diagnostics.
- Engineering analysis.
- Permit verification.
- Regulatory inspections.

Equipment may fail without warning before or after the Inspection.

9. Exclusions

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

- ASME certification.
- Florida annual elevator inspection.
- Acceptance inspection.
- Load testing.
- Emergency rescue testing.
- ADA compliance inspection.
- Accessibility consulting.
- Code compliance inspection.
- Permit verification.
- Mechanical engineering.
- Electrical engineering.
- Hydraulic analysis.
- Controller programming.
- Repairs.
- Maintenance.
- Cost estimates.
- Litigation support.
- Expert witness services.

10. Recommendations

When deficiencies such as improper leveling, abnormal operation, damaged components, unusual vibration, excessive noise, apparent leakage, damaged doors, malfunctioning controls, or other Material Defects are observed, the Inspector may recommend further evaluation, maintenance, or repairs by a licensed elevator contractor or other qualified specialist.

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

11. Client Acknowledgment

The Client acknowledges that the Elevator and Residential Lift Inspection is a limited visual and operational inspection of the readily accessible components of the system. The Inspection is not a state-required elevator inspection, an ASME certification, or a substitute for routine maintenance by a licensed elevator contractor.

The Client further acknowledges that elevators and lift systems contain numerous concealed mechanical, hydraulic, and electrical components that cannot be evaluated during a visual inspection. Mechanical failures, electrical failures, controller malfunctions, hydraulic leaks, and safety device failures may occur at any time before or after the Inspection. The Inspector does not warrant the future performance, safety, reliability, or continued operation of the elevator or lift 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.
