



GUIDED ELEVATOR

Professional Home Elevator Inspections

ASME QEI Certified • Licensed & Insured • Serving Southern California

**PROTECT YOUR
CLIENTS & DEALS**

Your Client's Next Home Has an Elevator.

Make sure it's safe and code-compliant — Get a Professional Elevator Inspection Before Closing



PEACE OF MIND

Confirm the elevator is safe, functional, and fully code-compliant before your client moves in.



NEGOTIATION LEVERAGE

Any deficiency found becomes grounds to request repairs, a price reduction, or a seller credit at closing.



WHY YOUR CLIENTS NEED THIS

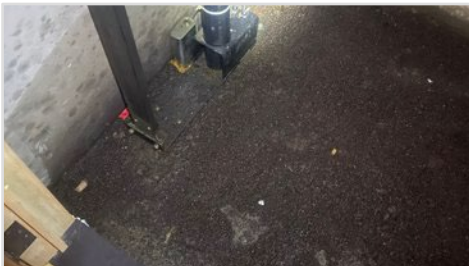
- ✓ Standard home inspectors are NOT certified to evaluate elevators
- ✓ Hidden defects can surface after closing — leaving your client at risk
- ✓ Code violations (ASME A17.1) can mean mandatory, costly repairs
- ✓ A professional report protects you from liability as the buyer's agent
- ✓ Luxury buyers increasingly expect a dedicated elevator inspection
- ✓ A clean report builds buyer confidence & smooths the path to close



WHAT WE INSPECT

- Machine Room** Controller, motor, gearbox, cables, battery backup
- Pit & Undercarriage** Car sling, guide rails, pit switch, safeties
- Hoistway & Top-of-Car** Clearances, limit switches, traveling cables
- Cab Interior & Doors** Gate alignment, handrails, lighting, emergency phone
- Safety Devices** All code-required systems per ASME A17.1
- Code Compliance** Full review vs. current residential elevator code

REAL FINDINGS FROM THE FIELD



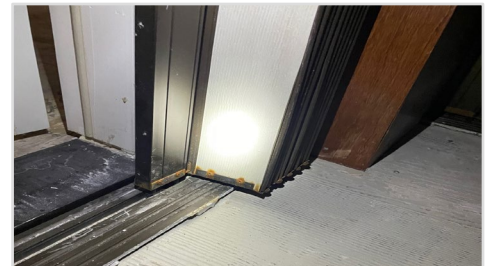
Oil Leak — Elevator Pit

Hydraulic oil pooling in pit



Burnt Transformer — Controller

Fire hazard; immediate replacement required



Water Damage — Cab Gate

Rust & deterioration at cab entrance



Detailed Written Report



Pass/Fail Every Item



Repair Cost Estimates



Quality Repair Services

SCHEDULE AN INSPECTION TODAY

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Sample Report

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Job #1095
Scheduled Dec 09, 2023

Inspection Report

Elevator Details
Manufacturer: Wuxiuxi 1000W Winding Drum
Model/Serial #: 022-00-1012
Additional Details:

Executive Summary
Date of Inspection: Dec 09, 2023
Inspected By: Josh Sore

Overall Elevator Condition
Excellent - No issues noted, fully compliant and operational. ☒ **7**
Good - Minor cosmetic/maintenance items, safe for continued use. ☐
Fair - Some deficiencies noted, recommend repairs. ☐
Poor - Significant safety or code violations, restrict use until corrected. ☐

Summary of Findings
Overall Elevator Assessment:
The elevator is in excellent condition and fully compliant with current code requirements. All systems are functioning properly, and the installation is safe and suitable for daily residential use.
Recommendation: Continue with routine annual maintenance to ensure continued performance and compliance.

Estimated Repair / Replacement Cost (if applicable)
Replacement of Battery Pack and testing of battery system - \$605

Detailed Checks, Findings, & Recommendations

Machine Room
Room Access & Lighting ☒ **4**

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PS & Under Carriage

PS Condition ☒ **7**
PS Switch Operation ☒ **7**
Car Stop ☒ **4**
Slack Cable Switch ☒ **4**
Guide Shoes / Rollers ☒ **4**
Safety ☒ **4**
Chairs or Cables Condition & Tension ☒ **7**
Disabler / Anti-Spin (Hydro only) ☐
Hydro Condition (Hydro only) ☐
Cylinder / Plunger Parking Leads (Hydro only) ☐
Anti-Creep Test (Hydro only) ☐
Valve Operation (Hydro only) ☐
Overall Impression ☒ **7**

Elevator PS Inspection Summary
• PS area is clean with only minor, non-impact debris present.
• PS cables are in good condition and in good condition.
• PS switch and slack cable switch are fully functional.
• Car xing rollers are in excellent condition.
• All shaft bearing components are properly fitted with data tags indicating cable specifications and load ratings.
• Selector logic is correctly installed, properly tensioned (not yet flexible), and allows smooth floor leveling.
• Car xing is clear and in excellent overall condition.
• PS is well-maintained with no significant issues noted.

Relevant Images



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Cab Interior, Doors, & Hall Stations

Cab Walls, Ceiling, & Flooring ☒ **4**
Handrails & Blighting ☒ **4**
Door Condition & Alignment ☒ **4**
Gate Operator & Drive (if applicable) ☒ **4**
Car Operating Panel (COP) ☒ **4**
Buttons & Indicators ☒ **4**
Phone, Key Switches, & Accessibility (if applicable) ☒ **4**

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Disconnects & Labeling ☒ **4**
Controller ☒ **4**
Battery Charging Device / Batteries (if applicable) ☒ **4**
Pump & Motor (Hydro only) ☐
Oil Line & Fittings (Hydro only) ☐
Oil Tank Level & Condition (Hydro only) ☐
Running and Slack Pressure (Hydro only) ☐
Motor Isolation (Hydro only) ☒ **4**
Gear Box (Isolation drum only) ☒ **4**
Cables (Isolation drum only) ☒ **4**
Shower (Isolation drum only) ☒ **4**
Overall Impression ☒ **4**

Relevant Images



- The machine room is very clean and well-organized.
- All moving parts (motor, cable sheave, and gears) are fully enclosed by a large protective shield.
- The emergency battery pack has expired. Batteries were installed in 2019 and typically have a service life of 3-5 years. Replacement recommended.
- Controller wiring is neat, properly labeled, and professionally installed.
- All wiring is securely strapped and supported using standard practices.
- Cables (where visible) are well-lubricated with no debris or contamination present.
- Job-specific periodic bulb drawings are on site, clearly labeled, and legible for fault diagnosis and maintenance.
- An exit gate is located in machine room for emergency.
- Wuxiuxi Door key on site.

Overall, the installation is in excellent condition aside from the expired battery pack.

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Hoistway & Top of Car Devices

Hoistway Enclosure Integrity ☒ **4**
Clearances (Top & Bottom Run by) ☒ **4**
Guide Rails & Brackets ☒ **4**
Traveling Cables / Wiring ☒ **4**
Limit Switches & Final Limits ☒ **4**
Top of Car Box ☒ **4**
Crosshead & Slides ☒ **4**

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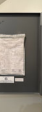
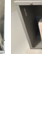
Overall Impression ☒ **4**

Relevant Images



Elevator Cab Interior Inspection Summary
• Cab interior is clean and well-maintained. All fixtures and devices are neatly installed and positioned.
• Emergency telephone is installed, correctly mounted, and in good working order. Phone is expected to function normally once the proper provider is installed (telephone line to the residence).
• Automatic retractable gates. Both gates operate smoothly with correct spacing, timing, and closure force.
• Emergency stop button is correctly mounted in the center of the retractable gate switch. Functionality is verified.
• Cab entrance doors at each floor are fitted with 1.5" door bottom seals to prevent drafts and ensure proper operation.
• Cab interior is in excellent condition and functional condition. Only item requiring attention is clearing of activation of the telephone line.

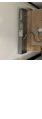
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Selector ☒ **4**
Inspection Station (if applicable) ☐
Overall Impression ☒ **4**

Relevant Images



Hoistway & Top of Car Inspection Summary
• Hoistway and top of car are clean. Free of debris, and free of unauthorized items.
• All flexible conduit runs and traveling cables are properly supported and securely fastened.
• Shaft wiring for door locks, push buttons, and related devices is fully protected with correct conduit, fitting, and protection.
• Photo magnets are permanently glued/locked with no risk of shifting or losing alignment, ensuring reliable floor-level accuracy throughout the elevator's service life.
• Top limit and over-ride are correctly positioned and operational.
• Top of car stop switch is functional, alarmed, and operational.
• Traveling cable tension is within manufacturer-specified limits.
• Hoistway and top of car areas are in excellent condition with no deficiencies noted.

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Inspector Signature



Dec 09, 2023

Joe Sore
ASME QEC Cert # C-5553