

TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES

Dated: April 25 2019
Expires: **Project Completion**
Contract #:
Contractor:

SCHEDULE”B”- SCOPE OF WORK- (4040) ELECTRICAL

Without limiting the generality of this agreement this Contractor is to “SUPPLY ALL” necessary labour, materials, equipment, tools, transport, insurance’s, (permits if required), etc. to carry out and complete the above works on the project. In accordance with plans and specification provided current OBC, municipal requirements, CMHC including Ontario Hydro, and any other governing authority have jurisdiction, as and when required by Site Superintendent, and including but not limited to the following:

- 1) Circuit breaker type service to include 200-amp meter base, conduit, “LB” coupling(s) and/or 90 degree elbows to bring service through header, brackets for meters, and extended serviced where required as per working drawings. Hydro panel not to interfere with R.I. washroom location & layout and with sump pit location.
- 2) Install plywood panel (plywood by others) and install circuit breaker panel (minimum 32 circuits). Owner (others) to Stud the wall behind the panel from floor to ceiling in the basement, install batt insulation and vapour barrier to provide the backing for the electrician to install the panel.
- 3) Each house to be energized and furnace operational upon hydro meter installation.
- 4) All required wiring, panel, switches, plugs, plates, etc. All wall outlets to be installed straight and level and all exterior wall outlets to be installed using approved vapour / air barrier boxes.
- 5) Supply and install range cable and receptacle.
- 6) Supply and install dryer cable and receptacle.
- 7) Include wiring for gas furnace (supplied by others). Also provide a outlet for each of the following power vented HWT and HRV
- 8) Wiring and installation of thermostat. Thermostat to be a 4 wire.
- 9) Provide power to basement sump pump as required to weeping tile discharge.
- 10) Supply and install “keyless” fixtures as noted on plans (garage, basements, dining room, bedrooms, living room and family room and closets). Supply and install decorative fixtures as approved by Owner in baths, halls, kitchen, nook and laundry.
- 11) Waterproof GFI outlets as noted on plans. One at front of house, one at the back of house.
- 12) Include wiring and outlet boxes for exterior lighting and ceiling outlet [s] in garage for future door opener(s).
- 13) All wiring to be copper.
- 14) Supply and install exhaust fan and wiring in all bathrooms and washrooms, separate switch and circuit. Principal fan to meet OBC and including 2-way switch at thermostat location. Venting by others. Exhaust fans to main or second floor laundry rooms as per OBC requirements.
- 15) Supply and install kitchen hood fan and wiring.
- 16) Install 13mm x 600mm x 600mm plywood panel for main service.
- 17) Separate circuits for clothes washer, kitchen outlets, GFI outlets and garage outlet.
- 18) Switches to be residential grade 3’6” floor to u/s of switch.
- 19) Supply and install smoke and carbon dioxide detectors and strobe lights and wiring [on each level and one in each bed room as required by code) All to be hardwired and battery back up.
- 20) Supply and install door chime and wiring located as per architectural drawings..
- 21) Include testing of all circuits prior to occupancy.
- 22) Provide temporary duplex receptacle service at meter panels and retain outlet on completion.
- 23) Provide rough in for electric car charging as per code
- 24) All extended services including wire and conduit. Service is not to run under / through garage slab. All services to have a grounding plate . Installed by others
- 25) All permits and inspections fees, including temporary power permits.
- 26) Prices as noted are bases on current revised Hydro Electric Specifications including, but not limited to:
 - a) Ground fault interrupters.
 - b) Separate circuits for garage outlets.

- c) Vapour protection to electrical boxes in exterior walls.
 - d) Murray Jensen MS00Z-ITW meter base or approved equal.
- 27) Provide a rough in and wiring for central vacuum system. Ground floor and second floor outlets located as required. Each outlet to be positioned so that corners of all room may be reached by using a 9m standard hose. Outlets to be sealed with plastic cover plates. Future canister located in garage or in basement area where there is no garage. Provide an electrical outlet adjacent to all vacuum outlets for future power head .All rough in drops to be located in the garage
 - 28) Install and supply fixtures including a waterproof light fixture to all showers
 - 29) Bathroom GFI circuit to carry all bathrooms, powder room, electrical devices and to be located in main [2-storey] bathroom.
 - 30) Install electrical service through joist space, not foundation wall.
 - 31) Provide electrical rough in for future dishwasher connection.
 - 32) Supply wiring and install remote readouts for water meters.
 - 33) Supply and install spark arrestor outlets as per code
 - 34) Supply and install low voltage and 110 volt wiring for fireplace (as per plan) and future garage door openers.
 - 35) Includes Decora switches and outlets throughout.
 - 36) Deposit of all garbage in a location on site as directed by the Owner upon completion of work. Failure to comply will result in a backcharge for labour used to clean up debris.
 - 37) The Owner intends to deliver a house of the highest standards facilitated by providing a clean house in which the Contractor may work. Work should not proceed and the Owner should be notified if the house is not delivered clean to the Contractor. While performing his work, the Contractor will maintain the house in broom swept condition, and garbage deposited at least once daily in one pile at the front and one pile at the rear of the unit, or in individual garbage bins when they are provided on the lot.
 - 38) The rectification of any deficiencies noted on the Owner's QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within one week of notification, and deficiencies noted on the Owner's 30 day and 12-month reports, rectified within 10 working days. All warranties as per Tarion guidelines.
 - 39) It is the responsibility of this Contractor to actively promote safety in the workplace. This is to be done by meeting with the Owner before construction begins and discussing procedures and expectations. It is then the responsibility of this Contractor to impress and enforce these expectations on all of his Contractors.
 - 40) Included is the connection and disconnect of temporary electric heaters supplied by others
 - 41) New code update 200 amp service and provision for electric car charging? DISCUSS

Contractor agrees also to adhere to the following additional rules and requirements:

- a) Contractor and Owner are to meet on site before any work commences to establish procedures by which this contractor is to ensure a safe working environment.
- b) All Vehicles are to travel only the designated construction route.
- c) All vehicles leaving this site are to stop and clean their vehicles in the designated area.
- d) Cross concrete at designated ramps only.
- e) No parking on driveways or graded yards.
- f) Consumption of alcohol , cannabis and/or illegal substances is forbidden on site.
- g) Adherence to local noise requirements.
- h) Do not set tools, materials, trash, etc., on countertops, ceramic, in tubs, or on hardwood.
- i) Portable toilets are provided in ample volume. Anyone caught not using the portable toilets will be removed from the site.
- j) If eating in a house under construction, all garbage will be removed and placed in appropriate containers.
- k) No smoking in the houses.
- l) Additional work is not to be performed for potential homebuyers. Work not approved will be removed and any expense incurred in returning the house to its original state will be charged to the Contractor.

NOTE:

- The Ontario Building Code and all other governing legislation over rides this scope of works, plans provided, purchasers extras/upgrades or any other specifications. Should there be any contravention in any of the aforementioned, the contractor shall immediately advise the owner in writing.
- Contractor agrees that all materials supplied within this contract, are at the sole risk of the contractor until installation is accepted by a signed completion certificate.
- Above specifications are acknowledged and are included in our quotation.

OWNER
TICE RIVER ESTATES INC.

CONTRACTOR

Per _____
Authorized Signing Officer

Per _____
Authorized Signing Officer

Dated : _____

Dated : _____