

VALECRAFT HOMES LIMITED

SCHEDULE 'B'

A-7 ELECTRICAL:

Revised: April 1, 2020

Contractor is to supply all labour and material to do all "Electrical" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

ELECTRICAL:

1. This Contractor shall supply all required copper wiring as required to supply and install all plug outlets, switches, fixtures and safety fixtures as specified per plan and as per Ontario Building and per Ontario Electrical Safety Code 25th Edition 2012 minimum requirements and the National Electrical Code.
2. If the drawings show more outlets than the minimum requirements as per the Ontario Building and Electric Codes, then the drawings are to be followed.
3. This Contractor shall supply and install all white DECORA switches and white DECORA Tamper Resistant plugs (as required).
4. This Contractor shall supply and install:
 - a. A 5-wire run for gas-fired furnace and programmable thermostat wiring requirements. This includes the installation only of temporary thermostats where required.
 - b. For HRV: 120v plug and 4/18 wire and box for HRV control at thermostat location.**
5. This Contractor shall supply and install one duplex GFI outlet adjacent to hydro panel, one duplex outlet at the refrigerator and one duplex GFI outlet for the garage in each dwelling at time of panel installation to facilitate power access by other Trade Contractors.
6. This Contractor shall supply and install 3 pig tails at rough-in stage for temporary lights.
7. Circuit Panel to be 100 amps, 60 circuit breakers to be installed in basement in all townhomes. This must have a minimum working space of 1m.sq. with secure footing and ceiling must have a minimum of 2.2 meters in height. Meter to be located on end of block with a maximum of 1-6 gang meter for Townhomes.
Exception: Rathwell Landing Phase 2 - Circuit Panel to be 200 amps, 60 circuit breakers to be installed in basement
8. Circuit Panel to be 100 amps, 60 circuit breakers to be installed in basement in all single-family homes. Must have a minimum working space of 1m.sq. with secure footing and ceiling must have a minimum of 2.2 meters in height. Meter base to be located on house side. (If located on garage side split service cost will apply.)
Exception: Rathwell Landing Phase 2 - Circuit Panel to be 200 amps, 60 circuit breakers.
9. Circuit Panel to be 100 amps, 48 circuit breakers to be installed in Mechanical Room in Condominiums. Must have a minimum working space of 1m.sq. with secure footing and ceiling must have a minimum of 2.2 meters in height. Meter base to be located on end of block in Building Service Room.
10. This Contractor shall supply and install necessary dedicated wiring for Whirlpool bathtub where applicable only. This is to be considered and billed as an extra only.
11. This Contractor shall supply and install 20 Amp dedicated breaker and Outlet for Kitchen Islands and/or kitchen peninsulas.
 - a. All Islands with possibility of extensions include 2 outlets (one at each end) to meet code requirements, as per plan.
12. This Contractor to include one USB port outlet in every kitchen. Location to be determined by the client at time of appointment.
13. This Contractor shall supply and install dishwasher rough-in with breaker as standard in each house in area designated on drawings unless otherwise specified on drawings or Series Specs.

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14. This Contractor shall supply and install an electrical outlet on separate circuit in smart wiring cabinet in basement (For multimedia.)
15. This Contractor shall supply and install ceiling fixtures in all bedrooms, Flex room, and hallways.
16. This Contractor shall supply and install all electrical finishing including fixtures, transformer, doorbell, smoke alarm, cover plates and buttons. All exhaust fans to be wired on separate switch.
17. This Contractor shall supply and install two (2) electrical weather-proof GFI outlets per house as designated on drawings.
18. This Contractor shall supply and install one plug outlet for each garage door for future garage door opener(s).
19. This Contractor shall supply and install heavy duty Range and Dryer receptacles in each house as designated on drawings. The bottom of receptacle is to be 76mm above sub-floor.
 - a. Upgraded Gas Stove rough-ins to include 20-amp dedicated outlets.
20. All ESA permits, inspection fees and arrangements for inspection are the responsibility of this Contractor.
21. All work to comply with electrical utility specifications and the requirements of the Electric Safety Authority (ESA) of Ontario.
22. This Contractor shall clearly label the breaker panel, furnace switch, also switch plugs located in Living Room and Family Room.
23. This Contractor at the time of rough-in shall roll and fasten all basement wirings to floor joists to avoid interference by other trades. Under no circumstances shall any wires be run on top of any beams.
24. All electrical boxes of double gang or greater shall be properly supported with a 50mm x 100mm strap.
25. This Contractor shall ensure that all cover plates are installed level and plumb.
26. This Contractor shall ensure that all standard outlet boxes are to be 350mm from sub-floor.
27. This Contractor shall supply and install all metal protective plates.
28. This Contractor shall supply and install approved smoke detectors with strobe lights and carbon monoxide detectors as required by the Ontario Building Code.
29. This Contractor shall supply and install a separate circuit outlet only for Microwave Hood Fan Combo Unit as indicated on drawings in all kitchens. Microwave/hood fan and ducting is to be done by others.
30. This Contractor shall supply and install 1-90CFM powder room fan. Ducting is to be done by others. Fans are to be in accordance with the architectural drawings.
31. This contractor shall supply and install in other bathrooms 50CFM bathroom fan. If only 2 bathrooms total, supply 2-90CFM bathroom fan. Ducting is to be done by others. Fans are to be in accordance with the architectural drawings.

NOTE: This Contractor shall ensure that all exhaust fans are centered above each toilet location wherein as may be possible. On any plan where the toilet is separated by a door, there will be two (2) fans.
32. This contractor shall supply and install Arc Fault breakers as per the Ontario Electrical Code.
33. This Contractor shall supply and install GFI Tamper Resistant receptacles when located within 1.5 meters of a sink as per the Ontario Electrical Code.
34. In all optional bathroom layouts where there are two sinks, unless otherwise specified by the Builder, this Contractor shall supply and install two (2) 3-light bathroom fixtures approximately centered over the sink.

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35. This Contractor shall remove all waste debris as generated by his operations daily. This waste material shall be deposited into a waste disposal bin supplied by the Builder.
36. This Contractor shall guarantee all material and workmanship for a period of 2 years after occupancy.
37. This contractor shall supply and install 120v plug for fireplace and decora switch and plate for low voltage (low voltage wire and box by others) where applicable.
38. This Contractor shall follow the Site Construction Schedule with variances as determined by the Site Superintendent of Valecraft Homes. If the Contractor cannot meet with this Schedule, then the Site Superintendent may at his discretion, utilize the services of an alternate Contractor.
39. This Contractor shall upon request by the builder, review and make recommendations on location of all plugs, switches, and fixture locations in terms of practicality and to all pertinent Building Codes and Electrical Standards.
40. This Contractor shall ensure that a light outlet is installed in the immediate vicinity of each electrical panel to ensure the panel is sufficiently illuminated to view breaker information.
41. This Contractor shall supply and install a 1" PVC conduit for Bell and cable c/w exterior 24" x24" box.
42. This Contractor shall supply Energy Star (sealed) rough-in boxes throughout Condominium units and in party walls of town homes.
43. This Contractor shall supply and install LED Bulbs in all Interior Light fixtures in Deerfield Village 2.
44. This Contractor shall supply and install a 120V outlet at the water meter for booster pumps (installed by plumber) located in Mechanical Room for the plumbers in all Deerfield Village 2 Town homes.
45. This Contractor shall supply and install a 240V outlet at the water meter for booster pumps (installed by plumber) located in Mechanical Room for the plumbers in all Deerfield Village 2 Condominium Buildings.
46. For Condominium Units, this contractor shall supply and install baseboard heaters and lighting for water meter rooms and upper unit entrance areas.
47. For Condominium Units, this contractor shall include the service that is required by the hydro design, along with all necessary connections of such in the building Mechanical Rooms.
48. Exterior light fixtures for public space as per plan.
49. For Condominium units, this contractor shall supply and install 600amp disconnect 3-meter stack for 12-unit block, inside the building Mechanical Rooms. Wiring and connection of bollards or parking lot lights not included
50. This Contractor shall supply and install Roma Series fixtures unless otherwise specified on the upgrades and Interior Colour Selections provided by the Builder.
51. Supply and install 2" PVC service conduit in lieu of 1" for all Singles.

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