



SCOPE Update: August 14, 2007

ELECTRICAL FINAL/FIXTURES SCOPE OF WORK

This Exhibit is intended to supplement the TRADE CONTRACT AGREEMENT. In the event that there is a conflict in language or intent, the TRADE CONTRACT AGREEMENT and its terms and conditions shall prevail.

The TRADE CONTRACTOR under this Agreement has represented itself as an expert and as such has included in Schedule of Prices, all of the following unless noted otherwise, labor, material, installation, storage, transportation, supervision and all applicable taxes, permits and inspection/re-inspection fees. Construction Drawings, described in the Description of Materials, listed herein or not specifically shown, but reasonably inferable for the completion of the project indicated, shall be included as part of this TRADE CONTRACT AGREEMENT.

After the TRADE CONTRACT AGREEMENT has been executed between both parties, it shall be the responsibility of the TRADE CONTRACTOR to review with (and provide a copy to) his field personnel. This shall assure CONTRACTOR and Superintendent the Terms of the TRADE CONTRACT AGREEMENT and particularly the Scope of Work that pertains to the type of Materials and workmanship will be installed as negotiated.

GENERAL INFORMATION

A. Purpose of this document

This document defines both CONTRACTOR and TRADE CONTRACTOR responsibilities in each phase of construction. It is intended as a checklist that will define CONTRACTOR'S standard of quality and professionalism. The Clean Up (Rough & Finish) TRADE CONTRACTOR'S work will not be considered complete until all specifications herein contained are fully met.

B. Relationship to other documents

Additional information and/or requirements are defined in:

1. Option Selection Sheet
2. Architectural Plans

3. Shop Drawings (as needed)
4. Color Selection Sheet, Buyer Contract Addendums and Change Orders
5. CONTRACTOR'S "Best Practices"
6. Product Requirements and Recommendations
7. Plot Plan (where applicable)
8. Addendum "A" Terms of Payment
 1. Exhibit A-1 Trade Contract Payment Schedule
 2. Exhibit A-2 Trade Contractor Administrative Procedure
9. Addendum "B" Schedule and Commencement of Work Addendum
10. Addendum "C" General Conditions Trade Contractor/Contractor Agreement

11. Addendum "D" Scopes of Work
 1. Exhibit D-1 Trade Contractor's Quality Checklist (where applicable)
(All items on the checklist must be completed prior to TRADE CONTRACTOR submitting for payment)
 2. Exhibit D-2 Community Specs

SCOPE OF WORK

This subcontract shall include labor and material for the installation of all electrical items and hereinafter excluded and shall specifically include, but not be limited to the following:

1. Switches, receptacles and outlets.
2. Hang all electrical fixtures, bulbs, and fans and range hoods.
3. Dishwasher and disposal wiring and hook-up.
4. Smoke detectors code with battery back-up per code.
5. Front door chime with light and accessories.
6. Weather proof outlets per code.
7. Ground fault breaker protection, per code.
8. Prewire of TV and Telephone outlets, and fan prewires standard in all homes per individual community specifications.
9. Clean-up.
10. Warranty and Service work.
11. Hold all required licenses and insurances.
12. All trim plates will be level and flush to wall.
13. Must return after meter is on house to inspect work.
14. Must have journeyman electrician on job site.

GENERAL REQUIREMENT (applies to all aspects of above mentioned scopes)

1. All specialty item pricing will be returned to Purchasing within 48 hours of receiving price request. If pricing is not received within this time frame, CONTRACTOR will assign prices. Specialty items include miscellaneous items

that were not included in original bid or options offered through the Design Center/Sales as buyer specific options.

2. TRADE CONTRACTOR agrees to a 7-day work week during construction of models at no extra charge.
3. Before and while proceeding with the job, the TRADE CONTRACTOR shall accurately check everything previously or contemporaneously done by other trades in any way relating to the work performed pursuant to its Agreement, and determine the correctness of it to ensure its work is not placed over previously faulty workmanship. Any failure on TRADE CONTRACTOR'S part to detect or report such discrepancies to the CONTRACTOR, in writing, shall relieve the CONTRACTOR of any and all claims by TRADE CONTRACTOR for costs, expenses or damages resulting there from. Trade contractor is not to construct over faulty work, and will make every effort to determine if previous work is accurate and notify contractor of any deficiencies.
4. TRADE CONTRACTOR shall be responsible for inspection of home for trash, debris and any damage prior to commencement of work. TRADE CONTRACTOR is to report any trash, debris, or damage to the builder immediately or will be held responsible for the cost to remove, sweep or repair/replace any damage to the home. TRADE CONTRACTOR shall place all debris caused by work of this agreement in designated area and leave floor broom swept on a daily basis.
5. TRADE CONTRACTOR has 48 hours from notification of any QA and/or Welcome Home Orientation (WHO) list items to complete the items, and 72 hours from notification of a superintendent punch list item. Failure to do so will result in a \$100 per day penalty, unless written authorization is received and approved a by Park Square representative.
6. TRADE CONTRACTOR shall not drive or park on common areas, lots or driveways, with the exception of loading or unloading construction material only.
7. TRADE CONTRACTOR shall furnish, sweep, haul, handle, uncrate, store, and assemble all electrical devices. All labor, material and equipment necessary to complete the job and all the work reasonably inferable from the construction documents.
8. TRADE CONTRACTOR shall complete all work per the City or County plans, specifications and manufactures requirements.
9. Trade contractor is responsible to correct all deficiencies found by Park Square Homes agent in a timely fashion and prior to invoice submittal.
10. Trade contractor's representative will physically inspect and approve all work

within 24 hours of completion of said work.

11. It will be the Trade contractor's responsibility to bring to the Superintendent's attention, any discrepancies in workmanship that could affect his trade.
12. All labor and material is warranted from defects, for a period of one (1) year from date of closing, same as Superintendents.
13. Notwithstanding the above noted items, this contractor has totally familiarized himself with plans and all general notes and requirements as specified. There shall be no deviation from plans unless authorized in writing. No extra allowed unless design changes in writing.
14. All appropriate quantities of light bulbs to be delivered onsite.
15. Four (4) copies of light fixture specifications, including color pictures of the fixtures and model to be given to Superintendent.
16. If local telephone company cannot "service" house due to faulty wiring, Trade contractor agrees to correct problem at no extra cost to Park Square Homes.

INSTALLATION

1. Provide and install all electrical work including, but not limited to, all switch gear, lighting fixtures, service conduit, outlets, receptacles, fittings, plates, mirrored cover plates, switches, grounding, hangers, support, strap, boxes, metering, disconnects, fuses, breakers, panels, circuits, specifications per all applicable Building Department Codes and authorized governing agency requirements. Garage door prewire including remote safety prewire shall be boxed and plated and sensor prewires will be vertically installed 10" above floor line.
2. TRADE CONTRACTOR shall furnish, install, and or connect the following:
 - a. Light fixtures with bulbs, recessed light w/trim to be installed by TRADE CONTRACTOR, fluorescent fixtures with bulbs, furnished and installed by TRADE CONTRACTOR.
 - b. Fan/light combinations and flush lights to be per plan and furnished and installed by TRADE CONTRACTOR.
 - c. Complete telephone and television wiring box and cover plates are to be provided as per plan, if applicable.
 - d. One (1) weatherproof outlet with weatherproof metal cover plates at front and (1) one at rear of all houses or per plan, models only are to have one extra weatherproof outlet at side of house.

- e. TRADE CONTRACTOR shall provide electrical hook-up for exhaust fans (furnished and installed by others).
3. All fixtures to have proper chain heights per model or most recent change order.
4. 110-V with low voltage wiring, convenience outlet for garage door opener on a separate circuit. Low voltage wire to be long enough to reach opener and sensors.
5. Transformer for doorbell shall be located in the garage, not in entry closet.
6. This contract includes the installation of sleeves for the music and alarm systems to connect the models.
 - a.
7. Trade contractor shall provide electrical hook-up for exhaust fans (furnished and installed by others).
 - a. Chimes with white cover, 2-note, furnished and installed, including front lighted door button polished brass trim. Caulked to exterior for a quality complete look.
 - b. Smoke detectors, furnished and installed, as required by City or County.
 - c. Plugs to be white duplex decorator style above countertop with white cover plates, switches to be white.
8. Installation of microwave/hood combination and/or hood only (supplied by others) shall be on a separate circuit.
9. TRADE CONTRACTOR will give CONTRACTOR'S Superintendent 24 hours notice prior to picking light fixtures/bulbs from CONTRACTOR'S storage area. TRADE CONTRACTOR will be responsible for signing for and installing light fixtures/bulbs.
10. Note: Only the amount of appliances or light fixtures that can be installed by the TRADE CONTRACTOR in a workday shall be spread to each unit. Upon acceptance for installation of appliances or light fixtures, Electrician shall notify the Project Superintendent and light fixture supplier of any shortages or damaged items. TRADE CONTRACTOR is responsible for lost or stolen fixtures not installed and approved by CONTRACTOR.
11. TRADE CONTRACTOR shall include assembly of all fixtures regardless of origin and the installation of light bulbs and fluorescent tubes as required.
12. Floor duplex receptacles shall receive brass cover plates with dust cover.

13. All plate covers installed flush to wall, level and with all screws slots vertical.
14. TRADE CONTRACTOR is responsible for cleaning and removing any handprints left on walls, ceiling or fixtures during trim installation.
15. Two (2) complete sets of "as-built" red-lined drawings of actual electrical locations shall be submitted to the CONTRACTOR prior to final on Model Homes and after installation of each home built, before final payment is made to TRADE CONTRACTOR.
16. 1/2 hot plugs shall be inverted in house.
17. TRADE CONTRACTOR shall install any switch box blocking needed to assure that switch plates will set a minimum of 2" from cabinet: or door casing edges at finish.
18. Switches at model homes will be hard wired and put on timers as per directed by Superintendent.
19. Bath ceiling exhaust fans, wire only.
20. All required inspections to be coordinated with the Superintendents.
21. Smoke detectors code with battery back-up per code.
22. Weather proof outlets per code.
23. Ground fault breaker protection, per code.
24. Must return after meter is on house to inspect work.
25. Must have journeyman electrician on job site.
26. Electrical hook-up and connection of kitchen disposals, ranges, and dishwashers. Kitchen disposals and dishwashers shall be furnished by others.
27. All bedrooms, living room and family room will have a switch outlet, half-hot, half switched, put in upside down for identification.
28. Trade contractor will "hot check" house before final electrical inspection.
29. Trade contractor shall provide a 24-hour emergency telephone number for use by the homeowner should an emergency arise. Trade contractor shall respond by phone within one (1) hour and have someone on site within four (4) hours if an electrical emergency.

30. All receptacles within 6' of water will be on an approved GFCI circuit, no more than 5 receptacles per circuit. No appliances, fixtures or receptacles within 6" from water shall be wired.
31. Hang all electrical fixtures, bulbs, and fans and range hoods.
32. Dishwasher and disposal wiring and hook-up.
33. Standard air conditioner hook-up, wiring and T-stat wire (controls furnished by heating Trade contractor).
34. Front door chime with light and accessories.
35. Prewire of TV and Telephone outlets, and fan prewires standard in all homes per individual community specifications.
36. Electric panel shall be per Park Square Homes spec, 120-240 volt, 20 circuit breaker panel equipped with breakers on all activated circuits. Room shall be left in panel for future pool or spa. All breakers should be labeled correctly with indelible ink and legible.
37. House shall have five (5) circuits rated at 20 AMPS, and equipped with 12 gauge copper wire servicing the kitchen and laundry areas.
38. All other circuits shall be rated at 15 AMPS and be equipped with 14 gauge copper if Code allows.
39. The Trade contractor shall furnish labor to electrically connect and install kitchen range hoods.
40. Weatherproof outlets shall be located per the applicable plans and shall include GFI protection. Outlets to be sealed with polyseam seal caulking at time of installation.
41. Trade contractor shall supply and install chimes and front door chime button.
42. Trade contractor shall install three (3) wires for all ceiling fan outlets.
43. All trim plates will be level and flush to wall with flathead screw slots perpendicular .
44. All fixtures to be shipped per Park Square Homes. purchase order and shipped / delivered free of damage.
45. All boxes to be identified in clear writing on all fixtures per lot and per location of

fixtures.

46. Light fixtures to be delivered per Superintendent's schedule to a secure location.

47. Ceiling fan frame rods to be a minimum of 12" away from ceiling.

48. Extra bulbs to be delivered to a Superintendent.

49. No backorders.

I have read and agree to the above:

Company: _____

Printed
Name: _____ Title: _____

Signature: _____ Date