

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2025

A-7 ELECTRICAL:

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 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 28th Edition 2021 minimum requirements and the National Electrical Code. All wiring to be copper excluding panel feeds which will be aluminium wiring.
2. If the drawings show more outlets than the minimum requirements as per the Ontario Building and Electric Safety Code, 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 20 amp GFI outlet adjacent to the electrical 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 and/or as per Health and Safety regulations.
7. Electrical Panel to be 100 amps, 60 circuit breaker panel 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 or (2-3 gang) meter for Townhomes. In (PST-7) and Shea Village.
8. Electrical Panel to be 100 amps, (100 amp PST-7 Singles & 200 amp Shea Village) c/w 2" conduit 60 circuit breaker panel 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.)
 - a. Refer to note #44
9. 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.
10. This Contractor shall supply and install 20 Amp dedicated breaker and Outlet for Kitchen Islands and/or kitchen peninsulas.
 - c) All Islands with possibility of extensions include 2 outlets (one at each end) to meet code requirements, as per plan.
- 11. This Contractor to include two (2) USB port outlets. Location to be determined by the client at time of appointment.**
12. This Contractor shall supply and install dishwasher rough-in with breaker complete with outlet as standard in each house in area designated on the working drawings unless otherwise specified on lot specific kitchen drawings, Series Specifications or appliance specifications

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13. This Contractor shall supply and install an electrical outlet on separate circuit in smart wiring cabinet in basement (For multimedia.)
14. This Contractor shall supply and install ceiling fixtures in all bedrooms, Flex room, and hallways.
15. 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.
16. This Contractor shall supply and install two (2) electrical weather-proof GFI outlets per house as designated on drawings.
17. This Contractor shall supply and install one plug outlet for each garage door for future garage door opener(s).
18. 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.
19. All ESA permits, inspection fees and arrangements for inspection are the responsibility of this Contractor.
20. All work to comply with electrical utility specifications and the requirements of the Ontario Electric Safety Code (OESC 28th Edition 2021).
21. This Contractor shall clearly label the breaker panel, furnace switch, also switch plugs located in Living Room and Family Room.
22. 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.
23. All electrical boxes of double gang or greater shall be properly supported with a 50mm x 100mm strap.
24. This Contractor shall ensure that all devices and cover plates are installed level and plumb.
25. This Contractor shall ensure that all standard outlet boxes are to be 350mm from sub-floor.
26. This Contractor shall supply and install all metal protective plates.
27. This Contractor shall supply and install approved smoke detectors with strobe lights and carbon monoxide detectors as required by the Ontario Building Code.
28. 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.
29. This Contractor shall supply and install 1-90CFM in powder room fan. Ducting is to be done by others. Fans are to be in accordance with the architectural drawings.
30. This contractor shall supply and install in other bathrooms 90CFM bathroom fans. 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.
31. This contractor shall supply and install Arc Fault breakers as per the Ontario Electrical Code.
32. 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.
33. 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 and one (1) outlet at each sink.
34. 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.

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35. This Contractor shall guarantee all material and workmanship for a period of 2 years after occupancy.
36. 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.
37. 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.
38. 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.
39. 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.
40. This Contractor shall supply and install a 1" PVC conduit from Meter base to panel in singles only for future fibre cable and supply and install 2 x 1" PVC conduits from bell box to panel for towns only.
41. This Contractor shall supply Energy Star (sealed) rough-in boxes for all insulated walls, insulated ceilings, and party walls.
42. This Contractor shall supply and install LED Bulbs in all Interior Light fixtures.
43. The Soho Lighting Fixture Package to be included in PST -7 and Shea Village as per cut sheets submitted with tender (2023 / 24)
44. Supply and install 2" PVC service conduit in lieu of 1-1/4" for all Singles.

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