SCOPE Update: July 7, 2026

ADDENDUM "D"

ELECTRICAL
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 signed copy to) his/her 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 that will be installed.

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 Electrical TRADE CONTRACTOR'S work will not be considered complete until all specifications herein contained are fully met.

SCOPE OF WORK

This TRADE CONTRACTOR shall include all labor, tools, material, equipment, etc. to complete the work per this agreement as required by plans, customer selection sheet, and individual lot conditions as identified but not limited to each task in "Exhibit B-1" and below.

1. Surface panel box with circuit breaker switches, per CONTRACTORS specifications.
2. Electrical boxes, disconnects and wiring for lights, switches and receptacles.
3. Bath ceiling exhaust fans, wire only.
4. Wiring of 220V line for electric range, dryer, water heater and other as required.
5. Standard air conditioner hook-up and wiring (T-stat wire and controls furnished by heating TRADE CONTRACTOR).
6. All required inspections to be coordinated with the Superintendents.
7. The installation of electrical service panels at time of rough electric.
8. Broom sweep and clean-up home daily.
9. Warranty and Service work.
10. Hold all required licenses and insurances.
11. Must return after meter is on unit(s) to inspect work.

12. Excavation/Backfilling utility trenches.
13. Must have journeyman electrician on job site.

GENERAL REQUIREMENTS (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 New Home Presentation (NHP) list items to complete the items, and 72 hours from notification of a superintendent punch list item. **TRADE CONTRACTOR has 48 hours from notification to respond to any service work order issued for warranty work.** Failure to do so will result in a $100 per day penalty, unless written authorization is received and approved by a Park Square representative.

6. TRADE CONTRACTOR shall not drive or park on common areas, lots (unless designated by PSH Builder) or driveways, with the exception of loading or unloading construction material only.

7. Contract is not limited by items listed herein.

8. TRADE CONTRACTOR shall furnish, sweep, haul, handle, uncrate, store, assemble and install all electrical devices. All labor, material and equipment necessary to complete the job and all the work reasonably inferable from the construction documents.

9. TRADE CONTRACTOR shall complete all work per the City or County approved plans, specifications, manufacturer’s requirements and electrical codes.

10. Foreman for electrical TRADE CONTRACTOR shall meet with CONTRACTOR’S Superintendent **prior** to starting work to discuss electrical locations and options.

11. TRADE CONTRACTOR shall do all cutting, patching, excavation, and backfilling necessary for the proper installation of this work and shall repair any damage done by this trade and shall coordinate this work with that of other trades. All above work shall be done to the satisfaction of the CONTRACTOR. All excavating must be to a depth to meet all codes and regulations.

12. All work and materials shall be in full accordance with the latest edition of the National Electrical Code: the latest rules and regulations of the State Fire Marshall, the Safety Orders of OSHA and any applicable Local or State laws or ordinances. Regulations of the local utility company shall govern service connections and work connected therewith.

13. Materials shall be new and of the best quality for the purpose intended and shall be listed by the Underwriter's Laboratories, meeting their requirements and bearing their labels wherever standards have been established and label service is regularly furnished by that agency.

14. TRADE CONTRACTOR shall take every precaution and provide suitable means to protect finished work from damage.

15. TRADE CONTRACTOR shall be responsible for the damage sustained by CONTRACTOR, including the repair/replacement of TRADE CONTRACTOR'S work as necessary, at no extra charge to CONTRACTOR, if said work is placed over faulty workmanship of others in relation to the installation of his work.

16. Do not drive over material, or concrete beams. Do not park/or drive vehicles on driveway or finished sod.

17. Provide and connect power and ground for temporary poles, as required by CONTRACTOR, at no charge.

18. Should CONTRACTOR'S final inspection reveal that electrical installation is incomplete or has not been made in accordance with developed drawings, agreements and specifications, final payment will be withheld until the work has been corrected or completed to CONTRACTOR' S satisfaction.

19. Panel boards and all other "factory finished" electrical equipment shall be "touched up" or replaced, at Superintendent's discretion, where finished surface is marred or damaged. All equipment, lighting fixtures and exposed finish surfaces shall be left in clean condition.

20. Provide to CONTRACTOR'S Superintendent and Building Department load calculations per NEC, UBC and Local Building Department.

21. TRADE CONTRACTOR agrees to begin and complete all work as per schedule provided by CONTRACTOR.

22. TRADE CONTRACTOR is responsible to correct all deficiencies found by CONTRACTOR'S agent in a timely fashion and prior to invoice submittal.

23. TRADE CONTRACTOR'S representative will physically inspect and approve all work and turn in Quality Checklist within 24 hours of completion of said work.

24. It will be the TRADE CONTRACTOR'S responsibility to bring to the Superintendent's attention, any discrepancies in workmanship that could affect his trade.

25. Walk-thru orientation list and Customer Service work requests shall be completed within two (2) working days upon notification. TRADE CONTRACTOR shall further assign an individual, qualified in making repairs of said nature, to work directly with CONTRACTOR'S Customer Service

Department and/or the Superintendent handling walk-thru orientation list

26. All labor and material is warranted from defects, for a period of one (1) year from date of closing.

27. Notwithstanding the above noted items, this TRADE 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.

28. TRADE CONTRACTOR agrees to receive Variance Purchase Order (V.P.O) from CONTRACTOR before beginning any extra work and with an agreed upon price.

EXCAVATION/BACKFILLING

1. Utility trench to be dug out to proper width and depths per plans, codes and OSHA requirements.

2. Any utility trench is to be back filled and compacted properly according to codes, soil reports, OSHA requirements and plans.

3. Service location shall be correct and back filled flat and per plot plan to maintain drainage swales.

4. TRADE CONTRACTOR shall insure that there is proper sand depth, gravel or approved material in top and bottom of trench as required by code.

5. Location of all piping conduits per codes, plans and all related inspections are the responsibility of the TRADE CONTRACTOR.

6. TRADE CONTRACTOR shall backfill grade as required to provide Grading TRADE CONTRACTOR with same grade that was existing at time of trenching work.

7. Phone, Cable T.V. and Electric line and conduit trenches shall be spaced apart at proper depth and location and as per plans.

8. Care is to be given to protect and keep damage free all concrete, sidewalk, unit(s), streets, brick and any other utility collars.

9. Do not place dirt or backfill material on streets, curbs, concrete etc.

10. All lines and conduit boxes and vaults are to be at finished grade and shall be plumb level and square.\

11. Stockpiles, if approved, shall be located on plastic sheet in order to maintain proper lot grade. Any stockpile that exceeds 10 feet in height shall be graded flat or removed as requested by the CONTRACTOR.

12. TRADE CONTRACTOR shall be responsible for proper back-fill compaction per soil reports, codes and requirements.

13. CONTRACTOR will pay for compaction tests, if required due to depth of trenching. If the test fails, electrical TRADE CONTRACTOR will re-compact all of the area stated on the report at no charge and pay for re-testing.

14. TRADE CONTRACTOR is responsible for identifying any utility line locations, and will be responsible for any damage that occurs to any utilities during all excavation phases.

15. Streets to be free of dirt per SWPPP program.

ROUGH ELECTRIC INSTALLATION

1. TRADE CONTRACTOR shall furnish and install electrical service panel, riser,

and stub-up through foundation of garage, per plan and/or dwelling units as per utility plans code and as directed by the Superintendent. Electrical garage raceway wiring inside of chase (garage to dwelling unit) shall be separated and stapled or nailed individually and shall be included in Contract unit costs. All meter and service locations are to be as per utility plans. Service panel shall be 200 amp min. or per plan/community spec, 30 circuit capacity combination meter and circuit breaker device of the split buss design. This panel shall be mounted (as required) and rain tight to meet NEMA-3 Standards.

2. Provide and install all electrical work including, but not limited to, all switch gear, 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 within wall cavity boxed and plated and sensor prewires will be vertically installed 10” above floor line.

3. TRADE CONTRACTOR shall install sleeving below footing.

4. TRADE CONTRACTOR shall provide all wiring, including all pigtails if not supplied with fixture but not limited to, outlets for garbage disposals, dishwashers, refrigerators, HVAC system, water heater, wall outlets, switches, light fixtures, vacuum system, alarm system, doorbell, range, range hood, telephone pre-wire, (in all kitchens, family rooms, dens and bonus rooms or as per community specifications), cable T.V. outlets(in all family rooms, master bedrooms, dens, and bonus rooms or as per community specifications), smoke detectors, including all pigtails per electrical plans.

5. Locations of outlets and equipment on CONTRACTOR’S drawings are approximate. The exact routing of cable and wiring and the location of outlets shall be governed by the structural conditions and obstructions. The right is reserved by CONTRACTOR to make any reasonable change in outlet locations at no additional cost to CONTRACTOR prior to actual installation.

6. CONTRACTOR shall approve final location of all breaker panels prior to installation.

7. Use rust-free type screws on all exterior panels and outlets. Sub-panel locations must be approved by Superintendent.

8. Proper plug outlet backing shall be installed as required behind hard surfaces. TRADE CONTRACTOR is responsible for replacing any broken framing blocking incurred during performance of this portion of the work. All penetrations created by TRADE CONTRACTOR will be sealed per code.

9. Protect wiring from damage by supporting all wires within 6’ of attic access with Bracing. Attic and foundation access and medicine cabinets’ locations shall be free of electrical wires.

10. Install solid 2x block and screw metal box into block at ceiling fan location or use heavy duty ceiling fan box and supports

11. All boxes shall be installed to penetrate drywall at interior shear walls but should not be past the face of the drywall.

12. All wiring shall be firmly attached to framing members. Notching of structural framing members for installation of wiring shall not be permitted. All framing members which are penetrated by wiring shall be drilled, to meet code and poly sealed. Poly seal must fill all voids/ penetrations and shall be trimmed flush with wall.

13. TRADE CONTRACTOR shall supply and install at no additional cost to the CONTRACTOR all outlet switches, breakers, G.F.C.I. not shown on the plans, but that are required by all applicable building codes and shall do any and all items not forth herein, but considered the work of the TRADE CONTRACTOR.

14. TRADE CONTRACTOR shall install one (1) dedicated plug outlet per plan located in garage for irrigation controller.

    a. Two (2) GFI plugs at bathroom locations where there are two (2) sinks.

15. TRADE CONTRACTOR shall provide electrical hook-up for exhaust fans (furnished and installed by others).

16. It is the responsibility of the TRADE CONTRACTOR to provide under slab conduit for electrical in islands or for floor outlets prior to slab pour.

17. After completion of finish wiring, a check will be made by the TRADE CONTRACTOR with system energized by low voltage energy or by regular household current, and all outlets, lights, and switches shall be tested and made operative.

18. TRADE CONTRACTOR shall provide 110V outlet in master bedroom closets of all plans to accommodate future buyer's option security.

19. TRADE CONTRACTOR shall install dedicated Microwave circuit in kitchen.

20. TRADE CONTRACTOR shall provide complete tagging of meters, circuit breakers, main and sub-panels, etc. with Manufacturer supplied labels or permanent marker and written legibly with proper spelling.

21. Grounding rod installed and hook-up by electrical TRADE CONTRACTOR.

22. Furring, drops, and wire chases furnished by others.

23. Electrical TRADE CONTRACTOR shall supply and install one (1) 15 amp 110 volt line from the service to the exterior alarm bell location. Electrical TRADE CONTRACTOR shall also supply and install a switch leg from exterior alarm bell location to flow switch location (if applicable).

ELECTRICAL WARRANTY SERVICE

The Trade contractor agrees to the terms and conditions that follow herein:

During the first year of the warranty period, which commences on the day that title transfers to the original homeowner on the covered home, the Trade contractor warrants that the covered home will be free from:

1. Significant defects in materials or workmanship.

Appliances, fixtures or pieces of equipment, which are covered by a manufacturer's warranty, are NOT covered by this warranty. Defects in any of the systems resulting from failures in appliance, fixture or piece of equipment covered by a manufacturer's warranty are NOT covered by this warranty.

Responsibilities of the Trade contractor:

If a defect occurs on an item during the applicable part of the warranty period and the item is covered by this warranty the Trade contractor will repair or replace the defective item in a timely manner. (Trade contractors are required to call the Homeowner or

Management Company to set-up an appointment within 24-hours or by the end of the next working day after a warranty request has been phoned or faxed in to their office). Any repair or replacement procedure shall not extend the warranty period or any applicable part thereof.

Exclusions:

Any damage that is caused or made worse by:

1. Failure by the homeowner/management company to give notice to the Original Superintendent/Trade contractor of any defects within a reasonable time.

2. Negligence in proper maintenance and/or operation by anyone of the systems warranted under this warranty.

3. Changes, alterations or additions made to the covered home by anyone other than those performed under obligations of this Warranty.

4. Failure by anyone to comply with warranty requirement of manufacturers of appliances, equipment or fixtures.

5. Any defect in, or caused by, materials or work supplied by other than the Original Superintendent, in the covered home, its employees or agents or Trade contractors.

6. Normal wear and tear or normal deterioration.

7. Any loss or damage which the homeowner(s) or their management company has not taken timely action to prevent or minimize.

8. Insect damage.

9. Loss or damage not caused by defect in construction of the covered home by the original Superintendent, its employees, agents or Trade contractors, but resulting from accidents of riot or civil commotion or acts of god, including but not limited to fire, explosion, smoke, water escape, windstorm, hail, lightning, falling trees, aircraft, vehicles, floods, mudslides, sinkholes, earthquakes, volcanic eruptions and changes in the level of groundwater tables.

10. Any loss or misuse damage that may arise while covered home is being used primarily for non-residential purposes.

11. Cost of transportation, food, storage, moving, shelter or other incidental expenses related to relocation during repair.

12. Any claim reported to the Superintendent after an unreasonable delay or later than 30 days after the expiration of the warranty term.

13. Consequential Damage: Any damage or bodily injury which follows as a result of structural damage, or defects including defects in plumbing, electrical, heating, cooling or other items covered under this warranty.

14. Any material or workmanship supplied by the original Superintendent, its employees, agents or Trade contractors covered by another warranty.