

ELECTRICAL CONTRACT

1. 1. Parties and Service Location

This Electrical Services Contract (the "Contract") is entered into on [EFFECTIVE DATE] between [OWNER NAME], located at [OWNER ADDRESS] (the "Owner"), and [ELECTRICAL CONTRACTOR NAME], a [ENTITY TYPE] holding electrical contractor license number [LICENSE NUMBER] issued by [LICENSING AUTHORITY] and located at [CONTRACTOR ADDRESS] (the "Contractor"). The work will be performed at [SERVICE ADDRESS] (the "Property"). All work will be performed by or under the direct supervision of a licensed electrician as required by applicable law. The Owner represents that it owns the Property or is authorized to have the work performed and will identify any tenant, property manager, or association whose consent or notice is required.

2. 2. Scope of Electrical Work

The Contractor will furnish the labor, materials, devices, and equipment to perform the following: [ELECTRICAL SCOPE, e.g., replace the existing 100-amp main panel with a 200-amp service including new meter socket, service entrance conductors, mast or lateral connection, grounding electrode system, bonding, and labeled circuit directory; or install a dedicated 50-amp circuit and receptacle for an EV charger; or rewire the second floor including new devices, boxes, and fixtures]. Included are [INCLUDED ITEMS, e.g., permits, utility coordination, code-required grounding and bonding upgrades, arc-fault and ground-fault protection on affected circuits, load calculation, and labeling]. Excluded are: [EXCLUSIONS, e.g., drywall repair and painting, trenching and concrete restoration, low-voltage and data cabling, alarm and fire systems, appliance and equipment supplied by others, generator or solar interconnection, and correction of unrelated existing violations]. Fixtures or devices supplied by the Owner are installed at the risk of the Owner and are excluded from the warranty of the Contractor.

3. 3. Load Calculation and Capacity

Where the Work adds load or alters the service, the Contractor will perform a load calculation in accordance with the applicable electrical code and will confirm that the existing or proposed service, panel, feeders, and branch circuits are adequate. The Owner will disclose all existing and planned loads, including [LOAD DISCLOSURE ITEMS, e.g., electric range, dryer, water heater, heat pump or electric heat, hot tub, pool equipment, well pump, workshop equipment, EV chargers, and battery or generator systems]. If the calculation shows the existing service is inadequate for the requested Work, the Contractor will present the options and pricing — including a service upgrade, a load management device, or a reduced scope — and will proceed only on written direction from the Owner. Panel space, breaker compatibility, and the availability of listed breakers for an older panel are confirmed before ordering; obsolete or unsafe panels that a manufacturer no longer supports may require replacement rather than modification.

4. 4. Pricing, Rates, and Emergency Service

The Contract Price for the scope in Section 2 is [CONTRACT PRICE], quoted as [FLAT RATE / TIME AND MATERIALS]. Time and materials work is billed at [REGULAR HOURLY RATE] per hour per electrician during regular hours of [REGULAR HOURS] on [REGULAR DAYS], with a minimum charge of [MINIMUM CHARGE] and billing in [BILLING INCREMENT] increments after the first hour. Troubleshooting a fault of unknown origin is billed at [TROUBLESHOOTING RATE] and includes up to [TROUBLESHOOTING DURATION] of diagnosis, after which the Contractor will present a written repair estimate for approval. After-hours, weekend, and holiday work is billed at [AFTER-HOURS RATE] plus an emergency dispatch charge of [EMERGENCY TRIP CHARGE]. Materials, devices, and fixtures are billed at [MATERIAL PRICING, e.g.,

cost plus [MARKUP PERCENTAGE]]. Permit, inspection, and utility fees are [INCLUDED IN / IN ADDITION TO] the price and passed through at cost.

5. 5. Permits, Code Compliance, and Inspections

The Contractor will obtain the electrical permit required for the Work and will schedule and attend all required inspections, including the rough inspection that must occur before walls are closed and the final inspection required before the utility will reconnect an upgraded service. Permit and inspection fees are [INCLUDED IN / IN ADDITION TO] the Contract Price. The Work will comply with the electrical code adopted at the Property, including requirements for conductor sizing and protection, grounding and bonding, arc-fault and ground-fault protection, tamper-resistant receptacles, working clearance at panels, box fill, support and securing of cables, and labeling. The Owner acknowledges that inspectors commonly require correction of existing conditions in the area of the Work — such as missing grounds, open splices, unsupported cables, buried junction boxes, double-tapped breakers, or missing panel labeling — and that those corrections will be added by written change order. The Contractor will not conceal work that has not passed inspection or energize a circuit that does not comply with the code.

6. 6. Payment Terms

Payment is due as follows: [DEPOSIT AMOUNT] on signing or at material and equipment order, [PROGRESS PAYMENT] on completion of rough-in and passing the rough inspection, and the balance on completion, final inspection, and restoration of service. Service and repair calls are payable on completion of the visit. Payment is made by [PAYMENT METHOD]. Amounts unpaid after [LATE TRIGGER, e.g., 10 days] accrue interest at [LATE FEE PERCENTAGE] per month or the maximum rate permitted by applicable law, whichever is less, and the Owner is responsible for reasonable collection costs and attorney fees. The Contractor may suspend the Work for nonpayment after written notice, except that it will not leave the Property in an unsafe or de-energized condition and will make the installation safe before suspending. Returned payments are subject to a fee of [RETURNED PAYMENT FEE].

7. 7. Power Interruption, Utility Coordination, and Access

The Owner acknowledges that electrical service to all or part of the Property will be interrupted during the Work. The Contractor will give at least [OUTAGE NOTICE, e.g., 48 hours] notice of a planned outage for scheduled work and will coordinate with [UTILITY NAME] for any required disconnect and reconnect; the Contractor is not responsible for delay caused by the schedule of the utility or of the inspection authority. The estimated duration of the main outage is [OUTAGE DURATION]. The Owner is responsible for protecting temperature-sensitive contents, medical equipment, servers, aquariums, and sump pumps, and for arranging temporary power or alternative accommodation if needed; the Contractor is not liable for spoiled food, lost data, business interruption, or similar losses caused by a planned or code-required outage. The Owner will provide clear access to the panel, meter, attic, crawl space, and any area containing the affected wiring, and will clear stored items from the required working clearance at the panel.

8. 8. Concealed Conditions and Existing Wiring

The Contract Price assumes the wiring methods and conditions visible or reasonably inferable at the time of the estimate. If the Contractor encounters a concealed condition materially different from what was expected — including knob-and-tube wiring, aluminum branch circuit conductors, ungrounded two-wire circuits, undersized or damaged conductors, deteriorated insulation, unlisted or recalled panels and breakers, buried or inaccessible junction boxes, unpermitted prior work, or framing and insulation conditions that prevent fishing new cable — the Contractor will stop work in the affected area, notify the Owner, and price the additional work as a change order.

The Contractor is not responsible for the failure of existing devices, fixtures, or conductors that fail when a circuit is de-energized and re-energized or when aged terminations are disturbed, and will report visibly hazardous conditions observed during the Work whether or not they are within the scope.

9. 9. Access Openings, Restoration, and Cleanup

Where the Work requires opening walls or ceilings, the Contractor will make openings no larger than reasonably necessary and will [RESTORATION LEVEL, e.g., leave openings unrepaired / patch drywall to an unfinished, untaped condition]. Finish restoration, including drywall finishing, texture, paint, wallpaper, tile, trim, insulation replacement, and exterior siding or stucco patching, is excluded unless listed in Section 2. Trenching for underground feeders includes backfill and rough grade only; concrete, asphalt, pavers, and landscaping restoration are excluded unless quoted. The Contractor will protect finished floors and surfaces along its work path, contain dust from cutting where practical, remove all removed devices, wire, packaging, and debris, and leave the work area broom clean. Removed panels, fixtures, and equipment will be disposed of or recycled lawfully.

10. 10. Licensing, Insurance, and Safety

The Contractor holds the electrical license identified in Section 1 and will keep it and any required bond in force for the duration of the Work. The Contractor will maintain commercial general liability insurance of at least [GENERAL LIABILITY LIMIT, e.g., \$1,000,000 per occurrence and \$2,000,000 aggregate], automobile liability, and workers compensation coverage at statutory limits for its employees, and will require comparable coverage of any subcontractor. Certificates will be provided on request and, where required, will name the Owner as an additional insured. The Contractor is responsible for the safety of its own means and methods, including lockout and tagout, personal protective equipment, arc flash precautions, and verification that circuits are de-energized before work begins. The Owner will keep occupants, children, and pets away from open panels, exposed conductors, and work areas, and will not operate any circuit the Contractor has tagged out.

11. 11. Warranty on Labor and Devices

The Contractor warrants its workmanship for [LABOR WARRANTY PERIOD, e.g., one year] from the date of completion and will return to correct defective installation at no charge during that period. Devices, panels, breakers, fixtures, and equipment carry only the warranty of their manufacturer, which is passed through to the Owner; after the workmanship period, the Owner is responsible for the labor to replace a part covered by a manufacturer warranty. Lamps, ballasts, drivers, and consumables are warranted only by their manufacturer. The warranty excludes damage from power surges, lightning, utility voltage events, water intrusion, rodents, overloading, misuse, alterations or repairs by others, owner-supplied fixtures and equipment, and acts of nature. Warranty service is provided during regular hours; after-hours warranty calls are billed at the applicable trip charge. The Contractor will deliver the permit sign-off, the labeled circuit directory, and any manufacturer documentation at completion.

12. 12. Liability and Limitations

The Contractor will exercise reasonable care and will test its installation, including continuity, polarity, and ground-fault and arc-fault function, before completion. The Contractor is responsible for damage caused by its own defective workmanship, subject to the limitations in this section. The Contractor is not responsible for pre-existing violations outside the scope, for the condition or performance of equipment supplied by others, for damage caused by utility voltage irregularities or surges, or for consequential losses including lost data, spoiled goods, lost rent, business interruption, or alternative accommodation. The total liability of the Contractor under this Contract will not exceed the greater of the Contract Price or the limits of the liability insurance required in Section 10, except for claims arising from bodily injury or willful misconduct. The Owner will notify the

Contractor promptly of any suspected defect so it can be inspected before other work covers it.

13. 13. Termination, Cancellation, and Dispute Resolution

Either Party may terminate this Contract for a material breach not cured within [CURE PERIOD, e.g., 5 days] after written notice, provided that the Contractor will leave the electrical system in a safe and code-compliant condition. The Owner may cancel scheduled non-emergency work with at least [CANCELLATION NOTICE, e.g., 24 hours] notice; later cancellations may incur a fee of [CANCELLATION FEE], and special-order equipment such as panels, switchgear, and custom fixtures is non-refundable once ordered. If this Contract was signed at the Property or away from the permanent place of business of the Contractor, the Owner may have the right to cancel within three business days under federal and state home solicitation sales law, subject to any exception for emergency repairs requested in writing. This Contract is governed by the laws of the State of [GOVERNING STATE], and disputes will be mediated in [MEDIATION LOCATION] before any proceeding in the courts of [VENUE COUNTY AND STATE], with the prevailing Party entitled to reasonable attorney fees.

14. 14. Signatures

By signing below, both Parties confirm they have read this Contract, understand it, and agree to be bound as of the Effective Date. OWNER: [OWNER NAME]. Signature: _____. Printed Name: [OWNER SIGNER NAME]. Date: [DATE]. CONTRACTOR: [ELECTRICAL CONTRACTOR NAME]. Signature: _____. Printed Name: [CONTRACTOR SIGNER NAME]. Title: [TITLE]. License Number: [LICENSE NUMBER]. Date: [DATE]. This Contract may be executed in counterparts, and electronic signatures have the same effect as original signatures.

15. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Electrical work is a licensed trade regulated at the state and local level, and requirements for licensing, permits, mandatory inspections, adopted code editions, utility coordination, and consumer disclosures differ by jurisdiction and cannot be waived by agreement. Never perform or accept electrical work that bypasses a required permit or inspection. Review and adapt this document for the jurisdiction where the property sits, and consult a licensed attorney or your local building department before relying on it. Use of this template does not create an attorney-client relationship with ScanContract.