

ELECTRICAL SERVICES CONTRACT

This Electrical Services Contract ("Contract") is made on [date] between:

Client: [full legal name], of [mailing address] ("Client"), and

Electrical Contractor: [business legal name], of [address] ("Contractor").

Electrical contractor license no.: [number], issued by [agency and state]

Responsible master or supervising electrician: [name], license no. [number]

Job site: [street address, city, state, ZIP] (the "Property")

1. Scope of Work

Contractor will furnish labor, materials and equipment to perform the following electrical work (the "Work"):

Item	Description	Quantity
[1]	[e.g. install 100 A subpanel in garage, fed from main panel]	[1]
[2]	[e.g. new 240 V, 50 A circuit for oven]	[2]
[3]	[e.g. recessed LED fixtures, kitchen]	[8]
[4]	[other]	[qty]

Drawings or specifications, if any: [list, or "none"].

2. Exclusions

The Work does not include (tick all that apply):

- ☐ Patching, texturing or painting walls and ceilings opened for the Work
- ☐ Trenching, boring or lawn and garden repair
- ☐ Work on the utility's side of the meter, or utility fees
- ☐ Low-voltage, data, security or audio systems
- ☐ Correction of existing wiring not part of the Work, unless added by change order
- ☐ Other: [describe]

3. Licenses and Insurance

Contractor states that it holds the license(s) listed above, that they are current, and that the Work will be performed or supervised by properly licensed personnel as required where the Property is located.

Contractor carries general liability insurance of at least [\$ amount] per occurrence and workers'

compensation as required by law, and will give Client certificates on request before work starts.

4. Permits and Inspections

☐ Contractor will apply for all electrical permits required for the Work and schedule all required inspections.

☐ Client will obtain the following permits: [list].

Permit and inspection fees are ☐ included in the price ☐ billed at cost, estimated at [\$ amount]. The Work is not complete until it passes final inspection. If an inspection fails because of Contractor's work, Contractor will correct it at no extra charge. Client will give inspectors reasonable access.

5. Code Compliance

Contractor will perform the Work in line with the electrical code and local amendments in force where the Property is located, the permit conditions, and manufacturer installation instructions. This Contract does not require Contractor to bring existing wiring or equipment outside the Work up to current code. If an inspector requires corrections to existing conditions, that work will be handled as a change order under Section 10.

6. Materials and Fixtures

☐ Contractor supplies all materials and fixtures, of the types listed in Section 1 or of equal quality.

☐ Client supplies the following fixtures or devices: [list]. Contractor installs them but is not responsible for defects in Client-supplied items, and extra trips caused by missing or wrong items are billed at [\$ amount] per trip.

7. Price

Choose one:

☐ **Fixed price.** Client will pay [\$ amount] for the Work.

☐ **Time and materials.** Client will pay labor at [\$ amount] per hour for a licensed electrician and [\$ amount] per hour for an apprentice or helper, plus materials at cost plus [percentage]%. The total will not exceed [\$ amount] without Client's written approval.

8. Payment Schedule

Payment	When due	Amount
Deposit	At signing	[\$ amount] (not more than any limit set by state or local law)
Progress payment	[e.g. after rough-in inspection passes]	[\$ amount]

Payment	When due	Amount
Final payment	After final inspection passes and Work is complete	[\$ amount]

Invoices are due within [number] days. Late payments may be charged [percentage]% per month, if permitted by law.

9. Schedule and Access

Contractor will start the Work on or about [date] and expects to complete it in about [number] working days, subject to permit and inspection timing, utility scheduling, and material availability. Client will provide access to the Property during [hours], clear work areas, and provide power where needed. Contractor will tell Client in advance of any planned power shutoff.

10. Concealed Conditions and Change Orders

If Contractor finds conditions that could not reasonably be seen before work started (for example, damaged or undersized wiring, an overloaded panel, or hidden framing obstacles), Contractor will stop the affected part of the Work and tell Client, with a description and a price for the extra work.

No extra work will be performed or billed unless both parties sign a written change order stating the change, the price and any change to the schedule. If a condition is an immediate safety hazard, Contractor may make it safe without a change order, tell Client right away, and bill the reasonable cost of making it safe.

11. Utility Coordination

If the Work needs a service upgrade, meter change or utility disconnect, ☐ Contractor ☐ Client will coordinate with the utility. Delays caused by the utility are not Contractor's fault.

12. Site Safety and Cleanup

Contractor will follow applicable safety rules, lock out circuits it works on, and keep the work area safe. At the end of each day and at completion, Contractor will remove its debris and leave work areas broom clean.

13. Warranty

Contractor warrants its workmanship for [number] months after completion. If a defect in workmanship appears during that time, Contractor will correct it at no charge after Client gives written notice. Materials and fixtures carry the manufacturer's warranty, which Contractor will pass to Client. This warranty does not cover damage from misuse, alterations by others, power surges, or lightning.

14. Termination

Either party may terminate this Contract by written notice if the other materially breaches it and does not cure within [number] days after written notice. If the Contract ends early, Client will pay for Work performed and materials ordered up to that date, and Contractor will leave the electrical system in a safe condition.

15. Right to Cancel (home sales)

If this Contract is signed at Client's home and the FTC Cooling-Off Rule or a state home solicitation law applies, Contractor will give Client the required notice of cancellation, and Client may cancel within the time that law allows.

16. General Terms

Independent contractor. Contractor is an independent contractor and controls how the Work is done.

Notices. Notices must be in writing and delivered by hand, email or mail to the addresses above.

Entire agreement. This Contract and any change orders are the entire agreement about the Work.

Amendments. Changes must be in writing and signed by both parties.

Governing law. The laws of the State of [State] govern this Contract.

Severability. If any part is found unenforceable, the rest stays in effect.

Counterparts and electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Signatures

Client

Signature: _____

Name: [full name]

Date: [date]

Electrical Contractor

Signature: _____

Name: [full name]

Date: [date]