

Steele Electric LLC - General Terms & Conditions

Last Updated: [Insert Date]

1. Online Accessibility

The online version of these Terms & Conditions supersedes any previous versions provided in print or attached to estimates. Steele Electric LLC reserves the right to update these terms at any time. The most current version will always be available at [Insert Web Address].

2. Exclusions & Clarifications

Unless explicitly stated in writing, our services do not include:

- Plan review
- Sealing of fire penetrations, including fire caulking and putty pads
- Excavation
- Design services
- Utility costs
- COMcheck compliance (If required, an additional fee of \$2,500 applies)
- Sheetrock patching and painting
- Concrete saw cutting, patching, and coring
- Low voltage, fire, security, and door access systems

All work will be performed during normal business hours unless otherwise agreed upon in writing.

3. Pricing & Adjustments

Prices are valid for 30 days from the date of the estimate and are subject to change due to material cost fluctuations. Any price adjustments will be communicated and approved in writing before implementation.

4. Invoicing & Payment Terms

- Progress billing occurs monthly or at rough-in stage.
- Payment terms are **Net 15** for consumer customers and **Net 30** for commercial customers unless otherwise agreed upon in writing.
- Past due invoices will incur a **1.5% service charge per month**.
- Steele Electric LLC will make every attempt to send reminders and reach the customer by phone or email. A **ten-day demand letter** will be sent by mail before the account is turned over to an external collections agency.

5. Change Orders

Any changes to the scope of work must be requested and approved in writing. Additional costs and time adjustments will be communicated before proceeding with changes.

6. Suspension & Termination

Steele Electric LLC reserves the right to suspend or terminate work for non-payment or any other reason. If a contract is terminated by the customer, the customer remains responsible for materials and labor costs incurred up to the date of termination.

7. Indemnification

Steele Electric LLC is not responsible for damages caused by other contractors, pre-existing site conditions, or unauthorized modifications to our work. Customers agree to indemnify and hold Steele Electric LLC harmless from claims arising from such circumstances.

8. Warranty

We warrant our workmanship and materials for **one (1) year** from the date of substantial completion. This warranty excludes:

- Normal wear and tear
- Customer failure to maintain the work properly
- Unauthorized modifications
- Damages due to misuse or external factors

Warranty claims must be submitted in writing within **10 days** of discovering a defect and within the warranty period. Manufacturer warranties on equipment and materials will be passed on to the customer where applicable.

9. Insurance & Liability

Customers must carry their own insurance coverage for certain types of work as required by law or contract. Steele Electric LLC is licensed and insured under:

- **Oregon CCB# 186140**
- **Washington EC# STEELEL7618H**
- **Washington GC# STEELEL760P8**

We work only with licensed and insured general contractors and subcontractors. All work will be performed by Steele Electric LLC unless explicitly noted otherwise.

10. Force Majeure

Steele Electric LLC is not liable for delays caused by unforeseen events beyond our control, including but not limited to natural disasters, supply chain disruptions, labor strikes, or regulatory changes. If such events occur, Steele Electric LLC will notify the customer and adjust project timelines accordingly.

11. Dispute Resolution

Any disputes arising from these Terms & Conditions shall be resolved through mediation or arbitration before litigation. The governing law shall be that of the **State of Oregon**, and the venue for disputes shall be **Washington County, Oregon**.

For any questions or clarifications, please contact our office at 503-268-1311.

