



Contract Agreement

Date:
December 3, 2011

About us:
55 Roadmaster Lane,
Brampton, ON, L7A3A7
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Review us:

HomeStars.com

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<http://goo.gl/Q3hFPU> (Trusted Pros)

Client

Name: Jane Doe
Name 2: John Doe
Phone: 416-000-1234
Mobile: 647-000-4321
Email: jane.doe@example.ca
Street: 123 Main St.
City: Springfield
Postal Code: H0H 0H0

Hereinafter jointly called the Owner or Homeowner.

Starting Date and Duration

Start: December 3, 2011
Duration: Until March 1, 2012

Work Description

Basement Renovation
Powder room Renovation
Kitchen and living room renovation

Drawings and Permits

Electrical Permit
Drain Permit for back flow preventer

Basement

Demolition

Remove and discard:

- Existing concrete floors
- Existing windows

Note: Demolition of basement, and powder room to be done by others

Structural

Repair floor joist at the front of the house by installing a new one beside the existing

Water Proofing

Supply and install:

- New wiping tile around exterior walls of basement
- Wiping tile to be connected to a new sump pump
- New Delta Membrane wrapping all exterior basement walls up to grade level

Drains

If any underground sewer drains require to be changed a extra charge will apply

New floor drain in the furnace room

New back flow preventer in the drain system

Basement Floor

Supply and install:

- 5 inches of crushed stone
- 4 inches of concrete with a minimum strength of 2200 psi

Framing

All framing to be done in 2x4 wood studs

All ceiling boxes, if necessary, to be done in 2x2 metal

Frame

- All perimeter walls
- Storage room under staircase
- Walls to enclose new furnace room
- New bathroom
- New laundry room
- New bedroom with closets
- Linen closet

Note: Common wall (south wall) not to be framed

Hot water tank

Change location of the hot water tank to the west side of furnace

Note: if not possible because of chimney a \$1000.00 credit will apply

Plumbing rough in

For:

- Laundry room
- Four piece Bathroom

Remove existing water pipes that are installed under floor joist system

Install new pex lines inside floor joists

HVAC

Supply and Install:

- New ducts where needed to replace damaged ones
- New register with a 5 inch duct in the powder room

Note: New run to supply heat to back room in the second floor to be done on a time and material bases

Electrical Rough in

Supply and install new electrical lines for:

- Rearrange all existing wires that are running under floor joist
- 14 new pot lights throughout the basement
- New ceiling light in the laundry room
- GFI plug in the bathroom
- 220v/30amp new plug for dryer
- Washing machine
- Boiler
- Plugs throughout as per electrical code (approx. every 8 feet)
- 90 CFM Exhaust fan in the bathroom
- New carbon/smoke alarm
- All wiring that needs to be run on the surface of exposed brick wall has to be inside conduits

Note: client can request specific location for some plugs (ex. TV computer etc)

Windows

Supply and install 3 new windows to mach existing sizes

Insulation

Supply and install new insulation Roxull insulation in all exterior walls and joist pockets

Drywall and Tape

Supply and install

- Densheild in the bathtub area
- Mould proof drywall in the bathroom walls
- Regular drywall on all other areas of basement
- Finish drywall with 3 coats of compound

Bathroom

Supply and install

- New acrylic bathtub (allowance \$550)
- Shower/tub faucet(allowance\$300)
- Toilet (allowance \$370)
- Vanity and sink(allowance\$350)
- Vanity faucet(allowance \$150)
- Wall tiles in shower area(allowance \$3.50/sqf)
- Floor tiles (allowance \$ 5.00/sqft)

Note: contractor will provide drawings to redesign bathroom to be approved by the homeowner

Note: Tiles to be chosen from samples provided by the contractor

Electrical Finishings

Supply and install:

- 14 new pot lights white trims with halogen bulbs throughout the basement
- New ceiling light in the bedroom and laundry room
- GFI plug in the bathroom
- 220v/30amp new plug for dryer
- New decora plug
- New decora dimmers for pot lights
- 90 CFM Exhaust fan in the bathroom
- New carbon/smoke alarm

Floors

All basement except the bathroom (tiles) floors to be polished concrete

Staircase

Build a new step or landing to accommodate new floor height

Finish Carpentry

- 5 1/2 inch mdf baseboards
- 2 1/2 inch mdf casings on all doors and windows
- New bathroom door with privacy lock
- Furnace room door with passage lock
- Door to cover electrical panel with passage lock
- Two double doors for closets with dummy locks

Powder Room

Note: Demo to be done by others

Supply and install:

- New drywall finished with 3 coats of plaster
- New ditra or mesh wire with scratch coat on the sub floor
- New floor tiles (allowance \$5.00 sq ft)
- New pedestal sink(allowance \$450.00)
- New faucet(Allowance \$175.00)
- New Toilet(Allowance \$300.00)

Note: contractor will provide drawings to redesign powder room to be approved by the home owner

Paint

All walls ,doors, casings and base boards throughout the basement and powder room to be finished with one coat of primer and two coats of finish paint Benjamin Moore(colour to be chosen by the owner)

Kitchen

Demolition

All to be done by others (Homeowner)

Exposed brick

Seal the exposed brick with a oil base brick sealer

Framing

Frame wall area where kitchen cabinets are to be hanged (walls around kitchen cabinets to be left with exposed brick)

Plumbing rough in

For:

- New sink and dishwasher location
- Water for fridge

Kitchen Exhaust

Supply and install new kitchen exhaust duct system.

Note: owner to supply Exhaust System

Electrical Rough in

Supply and install new electrical lines for:

- New stove location (40 Amp)
- New dishwasher location
- New fridge location
- Valance lights
- 8 new pot lights
- New counter plugs
- New kitchen exhaust

Drywall and Tape

Supply and install new drywall:

- Where new framing was done
- Kitchen ceiling

Supply and apply new tape and compound in:

- All new drywall
- Repair walls and ceilings where needed

Floors

Supply and install new 3 1/4 x 3/4 prefinished oak floors throughout kitchen, living room and entrance (allowance \$4.25/ sq ft)

Kitchen

Supply and install new kitchen approximate 11 FEET in length with a island 4'x7' counter size

Kitchen will include:

- MDF doors to be painted (colour and style to be chosen by the owner from samples provided by the contractor)
- Cabinet construction to be done with real plywood
- Upper cabinets to reach ceiling
- Crown moulding between upper cabinets and ceiling
- Pulls for doors and drawers (to be chosen from samples provided by the contractor)
- Quartz countertop (medium grade)
- Under mount double sink (allowance \$500.00)
- Kitchen faucet (Allowance \$400.00)
- Doors hinges and drawer tracks to have self closing mechanism

Note:(Kitchen and island drawings and layout to be supplied by the contractor and approved by the owner)

Note: total cost of kitchen, counter top, faucet and sink is \$14100.00 and is not included on the final total price of this estimate

The client as the choice of paying this amount directly to our suppliers without any up charge from Rovimat Construction

Finish Carpentry

- 5 1/2 inch mdf baseboards
- 3 inch mdf casings on all doors and windows

Electrical Finishings

Supply and install:

- 8 new pot lights white trims with halogen bulb
- Dishwasher
- Low voltage light valances

Install:

- Kitchen exhaust

Paint

All walls, doors, casings and base boards throughout the kitchen, living room and stairway between basement and kitchen area to be finished with one coat of primer and two coats of finish paint Benjamin Moore (colour to be chosen by the owner)

CHANGES IN WORK

Either the Renovation Contractor or the Owner without a written "Change Order" or other amending agreement in writing signed or initialled by both the Renovation Contractor and the Owner shall make no change in work. An administration fee of \$0 shall be charged on each change requested by the Owner

STANDARDS OF WORK

The Renovation Contractor agrees to supply all labour, and supervision to complete the Work in accordance with the Contract documents, and agrees to undertake all work diligently in a good and workmanlike manner, in accordance with good quality residential standards and in compliance with the Ontario Building Code, and in compliance with all other relevant building codes of authorities having jurisdiction.

The Owner accepts that there may be inconvenience from time to time and the Renovation Contractor agrees to keep such inconveniences to a reasonable minimum. It is the responsibility of the Owner to take reasonable precautions to provide a work area free of household obstructions and to remove or protect household items in areas where they may be subject to dust, damage or vibration.

CLEANUP

The Renovation Contractor shall at all times maintain the property reasonably free from all rubbish and waste material. At the completion of the Work, the Renovation Contractor shall leave the Land in a reasonably clean condition and fit for use. All equipment, materials, sheds, hoardings, fencing, rubbish and similar materials incidental to the project shall be cleaned or removed from the site by the Renovation Contractor.

WARRANTY

The Renovation Contractor shall correct, at his own expense, any defect in the Work due to faulty materials and/or workmanship appearing within a period of one year from the date Completion of this Contract.

This Warranty does not cover equipment or supplies that come with their own individual warranties from the manufacturer of the equipment or the supplier of goods

Publicity

It is understood and agreed that contractor may, in its sole discretion, use before and after photos of the project for advertising purposes in any media, including social media websites such as Facebook, Twitter, Instagram, etc. Notwithstanding the foregoing, contractor agrees that it will not identify the owner(s) of the property/project in any manner. References to location of the property/project will be limited to the nearest major intersection or neighborhood.

<u>Subtotal</u>	\$53550.00
<u>HST 13% (#85974 3627 RT 0001)</u>	\$6974.50
<u>Total</u>	\$60524.50

Payment Schedule

25% starting day	<u>\$14200.00+HST</u>
Upon completion of basement floor demo	<u>\$5000.00+HST</u>
Upon completion of pouring new concrete floor	<u>\$5000.00+HST</u>
Upon completion electrical rough in	<u>\$5000.00+HST</u>
Upon completion drywall and tape	<u>\$4000.00+HST</u>
Upon completion of floor installation	<u>\$4000.00+HST</u>
Upon completion of finish carpentry	<u>\$4000.00+HST</u>
Upon completion of tile installation	<u>\$4000.00+HST</u>
Upon total completion of paint	<u>\$4000.00+HST</u>
Upon total completion of the job	<u>\$4350.00+HST</u>

THIS CONTRACT shall supersede all prior communications and agreements and there are no other terms outside of this Contract.

Signing by Renovation Contractor,

Date

Signing by Owner,

Date
