

PREPARED BY
Corbin Gold

Eden Build

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135 South Dr, St. Catharines, ON L2R 4W1, Canada

PREPARED FOR
RENOVATION PROPOSAL DETAILS
Basement Project

DESCRIPTION	QTY	TOTAL
Basement		
Deconstruction		
Bin Rental: 9-Yard 1.25 Tonne Maximum	1 Each	
Deconstruction: Basement Deconstruction Plan - Remove Existing Drywall and Vapour Barrier - Throughout Basement, Excluding Mechanical Room Area - Layout Trench Location for Plumbing, Chip and Remove Foundation Floor Concrete at New Proposed Bath Area, Repour Floor	1 Each	
Framing		
Framing: Walls Framing Detail - Supply 2x4 SPF #2 or Better Lumber, Frame Perimeter and Interior Walls as Per Framing Plan - Includes Boxing Out Two Columns - Includes Framing for Fireplace Box	135 Linear Feet	
Carpentry: Strapping Supply & Install 1"x2" Strapping Throughout Entire Ceiling - Excluding Mechanical Room	1 Each	
Framing Option		
Please select any options		
<input type="checkbox"/> Framing: Walls - Supply 2x4 SPF #2 or Better Lumber, Frame In Existing Half Walls to Full Walls Down to Floor - At Exterior Walls in Mechanical Room - Supply & Install 1/2" Plywood on All Four Walls in Mechanical Room	1 Each	+\$1,647.06
Plumbing		
Plumbing Rough-In: Shower As Per Drawings	1 Each	
Plumbing Rough-In: Toilet As Per Drawings	1 Each	
Plumbing Rough-In: Vanity As Per Drawings	1 Each	

Plumbing Rough-In: Bar Sink As Per Drawings	1 Each
Plumbing Finish: Vanity Faucet & Drain Client Supplied, Includes Bar Sink Finish	2 Each
Plumbing Finish: Toilet Client Supplied	1 Each
Plumbing Finish: Shower Trim Kit Client Supplied, Including Slide Bar & Wand	1 Each
Electrical	
Electrical Permit ESA Inspection	1 Each
Electrical Rough-In: Pot Lights Supply & Install LED Pot Lights, Includes 1x Shower Pot Light	22 Each
Electrical Rough-In: LED Light Bar Rough-In, Supply & Install (2x) 4' LED Light Bars - Inside Mechanical Room	1 Each
Electrical Rough-In: Sconce At Basement Bathroom, Includes Finish of Client Supplied Fixture	1 Each
Electrical: GFCI Receptacle Supply & Install	1 Each
Electrical: Receptacle Supply & Install Duplex Outlets	16 Each
Electrical Rough-In: Switch Supply & Install 4x Single Pole Switch 1x 3-Way Switch 1x Timer Switch 3x LED Dimmers 1x 3-Way LED Dimmer	10 Each
Electrical Rough-In: Appliances Includes Rough-Ins for Bar Fridge & Dedicated 20A Circuit for Electric Fireplace	1 Each
Electrical Rough-In: CAT6 Network Cat 6-Network As Per Drawings, Includes TV Conduit	1 Each
Electrical Rough-In: Smoke Alarm Relocated Existing Rough-In, Supply & Install New Visual Smoke/CO Combo Unit	1 Each
Electrical Finish: Bath Fan Supply & Install Panasonic 110 CFM Bath Fan	1 Each
Mechanical	
HVAC: Supply & Return Venting Supply & Install (7x) New Basement Heat Runs with Round Ceiling Diffusers - As Per Mechanical Plan Drawings Supply & Install (1x) Basement Return Air Vent with Grill- As Per Mechanical Plan Drawings	1 Each
HVAC: Bath Fan Rough-In Create New Bath Fan Rough-In with Ducting	1 Each

<p>HVAC: Supply Duct Move Existing Supply Duct as Close as Practicable to Basement Support Beam. Includes Adding a Fitting Inside the Mechanical Room (If Space Allows) To Offset The Duct Note: Existing Duct May Be Damaged Depending on Previous Installation Method. If New Duct is Required, Additional Charges Will Apply</p>	1 Each	
Insulation		
<p>Insulation: Mineral Wool R12 Supply & Install R12 Mineral Wool Insulation in Walls & Ceilings Throughout - Excluding Mechanical Room Ceiling & Party Wall. As Per Insulation Plan Drawings</p>	1 Each	
Drywall		
<p>Drywall Install: Walls & Ceiling Supply & Install Resilient Channel 16" On Center, Throughout, Excluding Mechanical Room Hang 1/2" Gypsum Board at Walls & Ceilings Throughout - Excluding Mechanical Room - As Per Drywall Plan Drawings, Taped & Sanded Windows to Have Drywall Returns Bathroom To Receive M2 Drywall</p>	1 Each	
<p>Drywall: Bulkheads & Columns Frame in Existing Ducting & Columns, Hang 1/2" Gypsum - As Per Drywall Plan Drawings, Taped & Sanded</p>	1 Each	
Doors & Windows		
<p>Door Install: Interior Supply & Install (1x) 34" x 80" 1-Panel Shaker Style Solid Core Door - At Mechanical Room (2x) 30" x 80" 1-Panel Shaker Style Solid Core Door - At Closet & Bathroom Includes 3.5" 1/4RD Hinges Includes Install of Client Supplied Door Hardware</p>	1 Each	
<p>Foundation: Egress Window Cut - Existing Enlarge Existing Opening At Foundation for New Egress Sized Window Includes Exterior Digging and New Window Well Supply & Install</p>	1 Each	
<p>Window Supply & Install: Casement White Vinyl Casement Window, Left Hinge (From Outside), Encore Folding Handle, Drywall Return, EZ-Casement Screen, Size: 31"x36" Includes Install</p>	1 Each	
Staircase		
<p>Railing: Supply & Install Supply & Install of Removable Standard Red Oak Handrail with 1-5/16" Square Paint Grade Balusters and 3-1/2" Square Red Oak Posts. Paint Existing Stringers & Handrail - Client Selected Colour</p>	1 Each	
Staircase Option		
Please select any options		
<p><input type="checkbox"/> Staircase: Carpet Grade Removal of Existing Stairs Supply & Install 1 Stair, 12 Risers with Winder - Closed Both Sides - Paint Grade Stringer - Plywood Tread & Particle Riser</p>	1 Each	+\$2,441.18
Tile		
<p>Tile Materials: Floor (\$210.00) To Be Selected</p>	30 Square Feet	

Tile Materials: Shower Floor (\$168.00) To Be Selected	24 Square Feet	
Tile Materials: Shower Surround (\$600.00) To Be Selected	80 Square Feet	
Tile Install: Floor Install Tile - As Selected	30 Square Feet	
Tile Install: Shower Floor Install Shower Floor Tile - As Selected	24 Square Feet	
Tile Install: Shower Surround Install Shower Surround Tile with Waterproofing Membrane - As Selected	80 Square Feet	
Tiling Options Please select any options		
<input type="checkbox"/> Tile Install: Shower Niche 12" x 20" With 4-Sided Polished Edge Stone Sill	1 Each	+\$1,285.76
Flooring		
Flooring Material: Carpet (\$720.00) To Be Selected	144 Square Feet	
Flooring Material: LVP (\$2,400.00) To Be Selected	600 Square Feet	
Flooring Install: Carpet Install Carpet - As Selected, At Staircase Includes Underpadding Supply & Install	1 Each	
Flooring Install: LVP Install Glue Down LVP - As Selected, Excluding Bathroom & Mechanical Room	600 Square Feet	
Flooring Option Please select any options		
<input type="checkbox"/> Mechanical Room: LVP Install Glue Down LVP at Mechanical Room - As Selected. Includes \$4.00/sqft Material Allowance for 205sqft	1 Each	
Countertops		
Countertops: Bath Vanity (\$1,042.00) 30" Vanity, Level 2 Quartz - Supply & Install	1 Each	
Countertops: Wet Bar (\$1,259.00) 60" Wet Bar, Level 2 Quartz - Supply & Install	1 Each	
Cabinetry		
Cabinetry: Bath Vanity Sink (\$240.00) To Be Selected, Includes Installation	2 Each	
Cabinetry: Bath Vanity (\$858.00) Custom 30" Bath Vanity - Choice Oak or Maple Doors, Painted or Stained Cabinetry in an Oakridge Standard Colour - White Melamine Interiors - Soft Close Doors - Standard Cabinetry Hardware - Includes Installation	1 Each	
Based On Attached Design and Renderings. Client to Select Final Design, Price Subject to Change.		

<p>Cabinetry: Wet Bar (\$1,335.00) Custom 60" Wet Bar - Choice Oak or Maple Doors, Painted or Stained Cabinetry in an Oakridge Standard Colour - White Melamine Interiors - Soft Close Doors - Vionaro Drawer System (3) - Standard Cabinetry Hardware - Includes Installation</p> <p>Based On Attached Design and Renderings. Client to Select Final Design, Price Subject to Change.</p>	1 Each	
<p>Cabinetry: Built-In Unit (\$2,847.00) Custom 12' Custom Built-In Unit - Choice Oak or Maple Doors, Painted or Stained Cabinetry in an Oakridge Standard Colour - White Melamine Interiors - Soft Close Doors - Matching Wood Tops - Standard Cabinetry Hardware - Includes Installation</p> <p>Based On Attached Design and Renderings. Client to Select Final Design, Price Subject to Change.</p>	1 Each	
Trimwork		
<p>Trim Install: Baseboard Supply & Install 5-1/2" FJP Colonial Baseboard - Excluding Mechanical Room</p>	208 Linear Feet	
<p>Trim Install: Casing Supply & Install 3-1/2" FJP Colonial Casing with 3/4" x 1-3/8" Step Bevel Backband - Excluding Interior Mechanical Room</p>	128 Linear Feet	
<p>Trim Install: Shoe Mould Supply & Install 1/2" x 1-1/4" FJP Step Bevel Shoemould at Doors and Windows - Excluding Interior Mechanical Room</p>	208 Linear Feet	
<p>Millwork: Access Panels Supply & Install (5) Five Access Panels Throughout Basement Supply & Install Custom Electrical Cabinet Access Door - At Existing Electrical Panel</p>	1 Each	
<p>Millwork: Shiplap Supply & Install 1"x6" FJP Shiplap at Fireplace Surround and Back Wall</p>	1 Each	
Painting		
<p>Interior Paint: Basement Client Selected Colours. Includes Walls, Ceiling, Trim & Doors.</p>	1 Each	
Specialty Finishes		
<p>Shower Glass: Custom Frameless Flat (\$2,400.00) Flat with Hinged Door. Includes Hardware and Installation</p>	1 Each	
<p>Accessories: Bathroom Installed Client Provided Accessories</p>	1 Each	
Bath Enlargement Option		
Please select any options		
<p>Layout: Secondary Option Create Bathroom and Closet Layout as Per Drawings A.03. <input type="checkbox"/> Includes Upgrade from 30" to 42" Custom Vanity & Level 2 Quartz Top with Specs as Per Above. Includes Additional Tiled Floor Material and Install</p>	1 Each	+\$2,831.43

SUBTOTAL \$99,449.95

TAX \$12,928.49

TOTAL \$112,378.44

AGREEMENT BETWEEN OWNER AND CONTRACTOR

hereinafter called the "Owner(s)"

and

Eden Build, hereinafter called the "Contractor"

The Owner and the Contractor agree as follows:

THE WORK

The contractor shall:

Supply all the materials and perform the work required by the contract documents for:

Basement Renovation

name of the work

located at

Do and fulfill everything indicated by the contract documents, and commence the work by Feb 20th, 2024

and, subject to adjustment in contract time as provided for in the contract documents, attain substantial performance of the work, by April 12th, 2024

The timing of the start and completion of the work is on a best efforts basis and is subject to change, and shall not be the responsibility of the contractor, due to written changes to the agreement, to verbal instructions made to accommodate the owner, to unforeseen structural or system problems, to weather, or for reasons beyond the contractor's reasonable control, i.e. without limitation, delays caused by work undertaken by the owner, his contractors, agents or servants, labour disputes, lack of supply materials or subcontractors, fire, natural disaster, injunction or other judicial processes. Should the cause of the delays be a direct result of the owners, including but not limited to the missing of selection deadlines as agreed in the selection form, and should costs be incurred by the contractor as a direct result of these delays, said costs are to be paid by the owner.

The contractor and the Owner(s) agree that should the Contractor not be able to commence the work within 30 (thirty) days from the commencement date specified in 'The Work' due to causes beyond the Contractor's control, such as inability to obtain a building permit, then the Contractor or the Owner(s) may cancel this Agreement, on written notice as provided herein, such cancellation to take effect upon receipt of the notice. The Contractor liability to the Owner(s) shall be limited to the refund of any monies paid by the Owner(s) to the Contractor, less any costs incurred by the Contractor as previously agreed to by the Owner as specified below.

AGREEMENT AND AMENDMENTS

This Agreement shall constitute the entire Agreement between the Owner(s) and the Contractor and there is no representation, warranty, collateral agreement or condition affecting this Agreement other than as expressed in writing in this Agreement

CONTRACT DOCUMENTS

The following are the contract documents:

→ Agreement between Owner and Contractor → Drawings

→ Description → Change Orders

Any statement, arrangement or understanding, either expressed or implied, not contained within this contract will not be recognized.

CONTRACT PRICE

The contract price, which includes HST, is the Final Total As Per Renovation Proposal 149-2

These amounts are conditional to the commencement date of the work and shall be subject to adjustments as provided in the contract documents.

All amounts are in Canadian funds.

Discrepancies and omissions in the agreement, site conditions, etc. and any work requested in the variance of the agreement are considered an extra to the agreement and are not included in the contract price. Any additional work required due to site conditions not disclosed to the contractor, or which could not be reasonably anticipated, are not included in the contract price but are an extra, and will be subject to a Change Order. These may include but are not limited to asbestos inspection and removal, lead paint inspection and removal, rot, non-conforming prior work to home, prior damage to the existing home, water related issues, and unforeseen structural issues.

PAYMENT

Subject to the provisions of the contract documents, the owner shall:

- make progress payments to the contractor on account of the contract price when due,
- and
- upon the issuance of the final invoice for payment, pay to the contractor the unpaid balance of the contract price when due together with HST

Interest:

Should the owner fail to make payments as they become due under the terms of the contract or in an award by arbitration or court, interest at the following rates on such unpaid amounts shall also become due and payable until payment:

- (1) 2% per annum above the prime rate for the first 60 days
- (2) 4% per annum above the prime rate after the first 60 days

Such interest shall be compounded on a monthly basis. The prime rate shall be the rate of interest quoted by TD Canada Trust for prime business loans as it may change from time to time.

Payment Schedule:

- First Draw: Upon Agreement, 10%
- Second Draw: Upon Cabinetry Order, 10%
- Third Draw: Commencement of Framing, 20%
- Fourth Draw: Commencement of Rough-ins, 20%
- Fifth Draw: Commencement of Drywall, 20%
- Sixth Draw: Commencement of Flooring 10%
- Seventh Draw: Upon Completion, 10%

ALLOWANCES

The purpose of the allowance is to act as a budget amount until such time as fixed pricing can be obtained through the owner provided details and specifications of individual selections. Any amount unused from an allowance shall be credited in full to the noted allowance amount. Any amount which exceeds the noted allowance plus all additional labour, material, overhead and profit shall be due and payable. All allowances do not include applicable taxes.

CHANGE ORDERS

The owner, without invalidating the contract, may make:

- changes in the work consisting of additions, deletions or other revisions to the work by change order, and
 - changes to the contract time for the work, or any part thereof, by change order.
- The contractor shall not perform a change in the work without a change order.

When a change in the work is proposed or required, the owner will provide the contractor with a written description of the proposed change in the work. The contractor shall promptly present a method of adjustment or an amount of adjustment for the contract price if any, and the adjustment in the contract time, if any, for the proposed change in work.

When the owner and the contractor agree to the adjustments in the contract price and contract time or to the method to be used to determine the adjustments, such agreement shall be effective immediately and shall be recorded in a change order. The value of the work performed as the result of a change order shall be included in the application for progress payment.

RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING

Notices in writing will be addressed to the recipient at the address set out below. The delivery of a notice in writing will be by hand, by courier, by prepaid first-class mail, or by another form of electronic communication during the transmission of which no indication of the failure of receipt is communicated to the sender.

Owner(s)

Contractor

Eden Build
135 South Drive, St. Catharines, ON, L2R 4W1
(289) 501-4978
craig@edenbuild.ca

The contractor agrees to supply all labour, materials and supervision to complete the work in accordance with the agreement and agrees to undertake all work diligently in a good and workmanlike manner, in accordance with the Construction Performance Guidelines prepared by the Tarion New Home Warranty Program 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 contractor agrees to keep such inconveniences to a reasonable minimum. The owner agrees that substitutions for products may occur within the Tarion Guidelines.

CLEANUP

The contractor shall always maintain the lands reasonably free from all rubbish and waste material. At the completion of the work, the contractor shall leave the lands 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 lands by the contractor.

SITE SERVICES

The owner agrees to provide access to washroom facilities for the use of the contractor and subcontractors. Owner agrees to provide all temporary power and heat required to perform the work. Should either/both not be available, the contractor shall provide at the owner's expense.

WARRANTY

The contractor shall correct, at his own expense, any defect in the work due to faulty workmanship appearing within a period of two (2) years from the completion date of this agreement. The owner shall give the contractor written notice of such defects within a reasonable time, and in any event within two (2) years from the completion date of this agreement.

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 and does not cover damage or defect in areas of the home outside the scope of work that may be adversely affected by the work.

Defects shall be determined using the Construction Performance Guidelines prepared by the Tarion New Home Warranty Program.

INSURANCE

The contractor shall provide and maintain, at its expense, commercial general liability insurance in the amount of \$2,000,000 for any claims of negligence that cause bodily injury or property damage on the work site described in the agreement.

Since there is still the possibility that claims could arise that are not the negligence of the contractor, the owner is responsible for maintaining adequate personal liability insurance and adequate property insurance to protect themselves during the construction period. It is mandatory that the owner obtain permission from their insurance company to allow construction/renovation to take place on the property. By signing this agreement, the owner is providing the contractor with confirmation that the owner has personal insurance in place during the construction period.

Depending on the size and scope of the contract the owner's insurance company may determine that a separate builder's risk policy is required. The owner may obtain a builder's risk policy through their own insurance company, or, as an option, the contractor will obtain a builder's risk policy for the owner at an additional cost.

WORKERS' COMPENSATION

At any time during the term of this agreement when requested by the owner, the contractor shall provide such evidence of compliance by the contractor and any of his subcontractors with all requirements with respect to registration under and payments due under the Workers' Compensation Act. It is specifically understood that Workers' Compensation Board costs are included in the contract price and the contractor authorizes Workers' Compensation Board levies, if in arrears, to be paid directly to the Workers' Compensation Board on

behalf of the contractor and an equal amount of money to be deducted from any monies owing under this contract.

DEFAULT BY OWNER

If payment of any of the amounts to be paid to the contractor is not made at the time specified, or if the owner defaults in any of the other covenants or agreements, the contractor may, at its option, cease work and treat the agreement as repudiated forthwith on the occurrence of such default, and the contractor may recover payment for the work already completed plus damages, including loss of profit together with interest thereon at the same rate of interest on overdue payments.

DEFAULT BY CONTRACTOR

If the contractor neglects to execute the work in accordance with the terms of this agreement, the owner may by written notice to the contractor, require it to cure the default, neglect or event specified in such notice within fifteen (15) days.

If the contractor fails to comply with the said notice or is not then actively curing the said default, within 15 days of receipt of the notice or if the contractor becomes bankrupt or makes a general assignment for the benefit of its creditors, or if a receiver of the contractor is appointed in the times so limited, the owner may take possession of the lands and of all materials and appliances thereon and finish the work in accordance with the plans and specifications as he may deem expedient but without undue delay or expense. In such an event, the contractor shall not be entitled to any further payment under this agreement but upon completion of the work, an accounting shall be made between the owner and the contractor at the time the owner took possession of the lands. If the unpaid balance shall exceed the expense of finishing the work, such excess shall be paid to the contractor; however, if such expense shall exceed such unpaid balance, the contractor shall pay the difference to the owner.

REPRESENTATION BY OWNERS

The owners by their execution of this agreement confirm to the contractor that they are all of the owners of the lands and have the power and capacity to enter into this agreement and have the means available to pay the contract price in accordance with the terms of this agreement.

DISPUTE RESOLUTION

The parties hereby undertake to use their best efforts to resolve in an amicable and expeditious manner any dispute or difference that may arise between them under this agreement, first by negotiation and, failing resolution, then through an independent mediator. Any dispute or difference which has not been resolved within 21 days by either of these means shall be referred to binding arbitration, with a single arbitrator to be appointed in accordance with the Arbitration Act, 1991. All costs shall be assigned by the mediator/arbitrator.

SIGNAGE

The owners agree to allow the contractor to erect a sign in a conspicuous location on the lands until the completion date. The owners agree to allow the contractor to photograph the construction and the completed project and use this material only in direct promotion of the contractor's business including portfolios, websites and awards submissions. The owners agree to allow the contractor to distribute a promotional flyer in the direct area of the lands identifying the work and related disturbance to that area. The owners agree to allow the Renovation Contractor to visit the site with prospective clients. The owners will be notified in advance of these visits.

SUCCESSION

The contract shall ensure to the benefit of and binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns.

GOVERNING LAW

This Agreement shall be governed by and construed under the laws of the Province of Ontario. If any provision of this Agreement is void or is so declared, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect

NO WAIVER

No waiver by any party of any breach of any covenant, representation, warranty, proviso, condition or stipulation herein contained, whether express or implied, by any other party shall have any effect or be binding upon any party unless it is in writing and under the authority of such party, and any waiver whatsoever shall extend only to the particular breach so waived and shall not limit or affect the right of any party with respect to any other or further breach

The above specification, costs, and terms are hereby accepted.

DATE

DATE

CRAIG EDEN

DATE