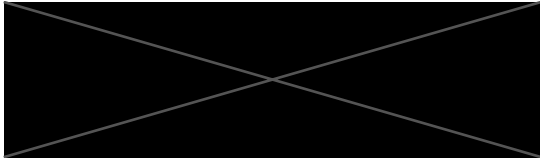
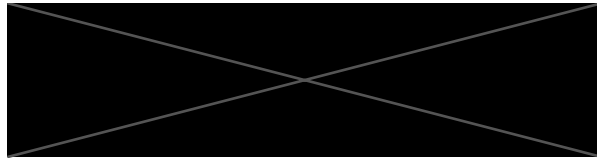


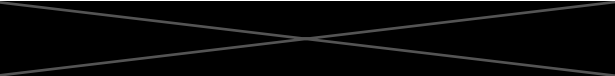
PREPARED BY



PREPARED FOR



CONSTRUCTION AGREEMENT DETAILS



Bathroom Renovation

DESCRIPTION

Bathroom

01 - General Conditions

General

Supply (by Contractor):

- Project management, scheduling, supervision, and coordination.
- Permit administration and inspections where required.
- Temporary site protection materials.
- Waste disposal and debris removal related to the scope.

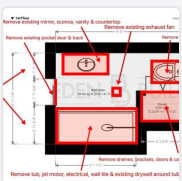
Installation / Services (by Contractor):

- All labour required to complete work described herein.
- Compliance with Ontario Building Code, ESA, plumbing code, and manufacturer requirements.
- Protection of adjacent finishes and maintenance of a clean, safe site.

Exclusions (Global):

- Hazardous material testing or abatement.
- Repairs to concealed conditions not visible prior to demolition.
- Work outside the bathroom unless explicitly noted.

02 - Site Preparation



Demolition

- Protect floors from front door to bathroom

Selective demolition of existing bathroom including:

- Tub and tub surround
- Vanity and sink
- Flooring
- Existing trim
- Existing pocket door and hardware
- Cabinet doors and shelving
- Careful removal of toilet to be reused
- Remove debris from site

Exclusions:

- Hazardous material testing or abatement
- Repairs to concealed damage not visible at time of demolition

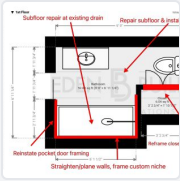
Portable Toilet

2 month rental

Waste Disposal

9 CY bin rental (1 week)

06 - Framing



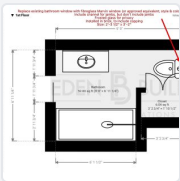
Scope

- Adjust opening for built-in cabinet (make opening bigger)
- Repair subfloor at shower (for plumbing rework and potential rot)
- Add meranti plywood to subfloor to prepare for tile
- Straighten studs in shower to prepare for tile
- Frame opening for shower niche (12" x 20" horizontal)

Exclusions:

- Structural modifications beyond localized non-load-bearing framing.

08 - Windows



Options

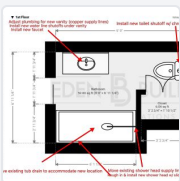
Vinyl Window (CA\$500.00)

- Replace existing bathroom window with white vinyl window
- Include channel for jambs
- Frosted glass for privacy
- Installed in brick, to include capping
- Size: 2'-3 1/2" x 3'-2"

Fiberglass Window (CA\$1,200.00)

- Replace existing bathroom window with fiberglass Marvin window (or approved equivalent; style & colour to be confirmed)
- Include channel for jambs
- Frosted glass for privacy
- Installed in brick, to include capping
- Size: 2'-3 1/2" x 3'-2"

11 - Plumbing



General

Notes

- All supply lines and fittings to be copper
- Shut-offs valves to be ball type
- Drains & fittings to be ABS

Rough-In

Toilet

- Replace shut-off valve
- Drain to remain in same location

Vanity - Sink & Faucet

- Replace p-trap
- Replace shut-off valves
- Locations assumed to stay the same

Exclusions:

- Rough-in relocation (if required for new cabinetry layout) will incur additional cost

Shower - Drain & Faucet

- Relocate shower drain to new centre (formerly tub)
- New valve location
- New shower head location
- Add hand shower

Finishing

Toilet

- Reinstall existing toilet

Vanity - Sink & Faucet

- Install sink drain & faucet

Shower - Faucet

- Install valve trim, shower head & hand shower

Vanity Sink

Bristol B606 - Porcelain

<https://bristolsinks.com/Porcelain-Vanity-Bowl-B606%20?search=b606&description=true>

Sink Faucet

Tenzo Delano DE11-BG
Single hole lavatory faucet
Finish: Brushed Gold

[https://www.tenzo.ca/en/products/single-hole-lavatory-faucet-DE11-XX?
image=products%252Freb1USQGMQ7fAID9Av0%252Fimages%252F5zt_Tenzo_DE11-BG](https://www.tenzo.ca/en/products/single-hole-lavatory-faucet-DE11-XX?image=products%252Freb1USQGMQ7fAID9Av0%252Fimages%252F5zt_Tenzo_DE11-BG)

Shower Faucet

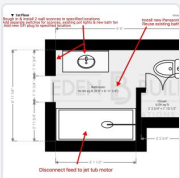
Tenzo Delano DEPB32-20111-BG
Shower kit, 2 functions
Finish: Brushed Gold

[https://www.tenzo.ca/en/products/shower-kit-2-functions-DEPB32-20111-XX?
image=products%252F5fb72ac62748e61501033de9%252Fimages%252Fgxp11_Tenzo_DEPB32-20111-BG](https://www.tenzo.ca/en/products/shower-kit-2-functions-DEPB32-20111-XX?image=products%252F5fb72ac62748e61501033de9%252Fimages%252Fgxp11_Tenzo_DEPB32-20111-BG)

Toilet

Reuse existing toilet

13 - Electrical



Install

Scope

- Relocate one (1) sconce and add one (1) sconce at vanity
- Replace one (1) sconce dimmer switch

- Replace one (1) pot light dimmer switch
- Relocate & replace GFCI receptacle at vanity
- Replace exhaust fan with Panasonic WhisperQuiet (or approved alternative) with single-pole rocker switch
- Terminate feed and switch for jet tub
- ESA inspection and certification

Exclusions:

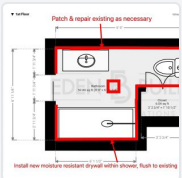
- Electrical service upgrades
- Existing pot lights to remain
- Heated floors unless specifically added by change order

Selections

Sconces (Client Supplied)

- Matteo Squiracle Wall Light – Model S03801AG
- Finish: Aged Gold Brass
- Quantity: 2

16 - Drywall



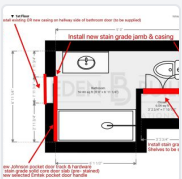
Scope

- Supply and install drywall where disturbed
- Moisture-resistant drywall in wet areas where applicable
- Tape, mud, and sand to Level 4 finish
- Minor ceiling repairs as noted in initial scope

Exclusions:

- Drywall work outside of bathroom

17 - Trim & Int. Doors



Install

Scope

- Install new pocket door, track & Emtek hardware
- Install maple 1"x3" casing around door (bathroom side only), window and built-in cabinet
- Install existing/matched casing on exterior side of bathroom door (to match trim in hallway)
- All wood components stained & finished off-site prior to installation

Exclusions:

- Baseboard (to be tile)

Selections

Casing & Jamb

- 72 LF casing: 1"x3" maple (pre-stained)
- 8 LF jamb: 1"x6" maple (pre-stained)

Door

- Maple flush slab solid core door 24"x80" 1-3/8" thick (pre-stained)

Door Track

L.E. Johnson Products:

- Pocket Door Track 72 Inch Metal
- SKU # 6109649

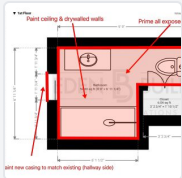
- <https://turkstralumber.com/products/track-pocket-dr-72in-mtl>
- 1060 Soft Close Pocket Door Kit
- SKU # 1060SOFT
- <https://turkstralumber.com/products/1060-soft-close-kit>

Door Handle

Emtek Modern Rectangular Pocket Door Lock

- Finish: Flat Black
- Type: Privacy
- <https://www.emtek.com/all-products/door-hardware/sliding-door-hardware/pocket-door-locks/modern-rectangular-pocket-door-lock/?443=371255&445=371413>

18 - Painting



Scope

- Low-VOC finish paint (Benjamin Moore Eco Spec).
- Prime and paint walls and ceiling (2 coats).
- Wall colour: Benjamin Moore AF-15 "Steam", eggshell finish.
- Ceiling colour: ceiling white, matte finish
- Finish of interior door, jamb & trim not required

19 - Flooring & Tile



Install

Scope

Bathroom Floor

- Prepare substrate with uncoupling membrane
- Install tile and grout
- Include 3" baseboard
- Include tile edge at doorway to transition to hardwood

Shower (2'-8" x 6'-2")

- Install full Schluter waterproofing system (walls & base)
- Fully tile shower enclosure to ceiling (9' ceiling height)
- 12" x 20" niche (horizontal)

Selections

Floor, Baseboard & Shower Base Tile

Floor: Ceratec Forme Matte

- Colour: Bianco Assoluto
- Size selected: 8x8

Tile Baseboard: Ceratec Forme Matte

- Size selected: 3x8
- Colour: Bianco Assoluto
- Grout colour: TBD
- Tile edge: TBD

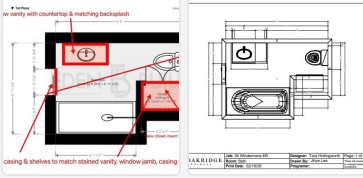
Shower Wall Tile

Wow Bejmat

- Colours: BEJ LAK 26 Lake Gloss or BEJ OLI 26 Olive Gloss
- Size: 2" x 6"
- Grout colour: TBD

- Tile edge: satin brass

20 - Cabinetry & Countertops



Vanity Cabinet (CA\$2,665.85)

- Overall Width: 42"
- Construction: solid plywood cabinet interiors
- Doors & Drawer Fronts: solid maple (stained and finished)
- Drawer interiors: solid wood dovetailed
- Hardware: standard soft-close hinges, drawer slides & pulls/knobs
- includes installation

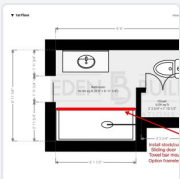
Vanity Countertop (CA\$1,400.00)

- Countertop: Quartz (Arctic White or similar)
- includes installation

Built-in Cabinet (CA\$1,581.50)

- Size: 2'-7" x 3'-2" x 1'-6"
- Cabinet Construction: solid plywood interiors
- Doors: solid maple
- Same door style, stain, and finish as vanity
- Interior: adjustable shelving (quantity to suit opening)
- includes installation

22 - Specialty Trades



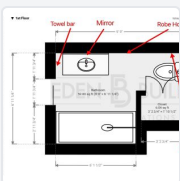
Shower Glass (CA\$2,000.00)

- Supply & install 10mm tempered glass enclosure
- Sliding door
- Towel bar mounted to glass

Exclusions:

- DFI coating is extra (\$250)

30 - Closing



Scope

Install Bathroom Accessories:

- Toilet paper holder
- Towel bar
- Robe hook
- Mirror

Exclusions:

- Accessories supplied by client

	SUBTOTAL	CA\$48,663.06
	TAX	CA\$6,326.20
	TOTAL	CA\$54,989.26

AGREEMENT BETWEEN OWNER AND CONTRACTOR


Eden Build, hereinafter called the "Contractor"

The Owner and the Contractor agree as follows:

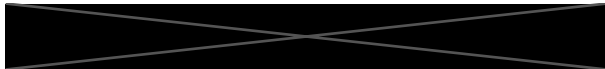
THE WORK

The contractor shall:

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

Bathroom Renovation
name of the work

located at


Do and fulfill everything indicated by the contract documents, and commence the work by
May 4th, 2026

and, subject to adjustment in contract time as provided for in the contract documents, attain substantial performance of the work, by
June 19th, 2026

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 documents form part of this Agreement. In the event of a conflict, the order of precedence shall be as follows:

1. Change Orders
2. This Agreement
3. Drawings
4. Selection Documents

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 this Agreement.

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 all progress payments on account of the contract price as they become due. Payments are due upon receipt of the invoice. If payment is not received within 5 business days, the contractor reserves the right to suspend work until payment is made.
- Upon issuance of the final invoice, pay the unpaid balance of the contract price, together with HST, within 30 days.

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, 20%
- Second Draw: Commencement of Rough-ins, 40%
- Third Draw: Commencement of Tile, 30%
- Fourth Draw: 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.

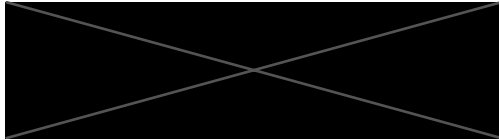
When the owner and the contractor agree to the adjustments in the contract price and contract time or to the method to be used to determine the adjustments, such agreement shall be effective immediately and shall be recorded in a change order. The value of the work performed as the result of a change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

RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING

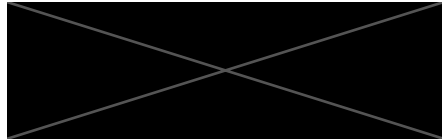
Notices in writing will be addressed to the recipient at the address set out below. The delivery of a notice in writing will be by hand, by courier, by prepaid first-class mail, or by another form of electronic communication during the transmission of which no indication of

the failure of receipt is communicated to the sender.

Owner s



Contractor



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.

SALVAGE & REUSE

The contractor will take all due care to ensure that any items designated for salvage or reuse are carefully removed and handled to minimize unnecessary damage. Salvaged items will be stored in a designated, appropriate space as agreed upon with the owner, and reasonable precautions will be taken to protect them from construction debris, impact damage, and improper handling. The owner acknowledges that while the contractor will use best practices in removal and storage, the contractor is not liable for any pre-existing defects or damage in salvaged materials or for incidental wear and tear resulting from handling or storage.

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.

PROMOTION & MARKETING

The owners agree to allow the contractor to erect a sign in a conspicuous location on the lands until the completion date. The owners also agree to allow the contractor to photograph and record video of the construction process and the completed project. This media may be used solely for the contractor's business promotion, including but not limited to portfolios, websites, social media, and awards submissions. Additionally, the owners agree to allow the contractor to distribute a promotional flyer in the direct area of the lands identifying the work and any related disturbance. The owners also permit the contractor to visit the site with prospective clients, with prior notice given before such visits.

SUCCESSION

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

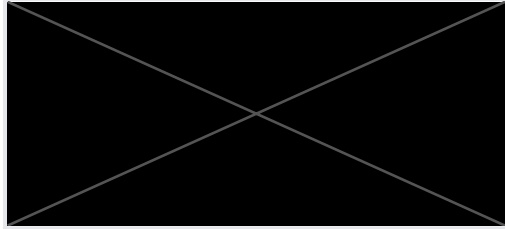
GOVERNING LAW

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

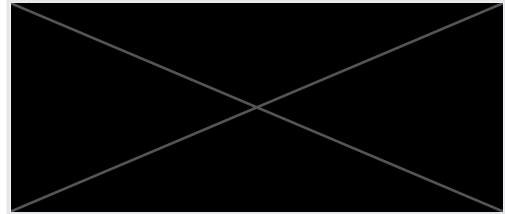
No waiver by any party of any breach of any covenant, representation, warranty, proviso, condition or stipulation herein contained, whether express or implied, by any other party shall have any effect or be binding upon any party unless it is in writing and under the authority of such party, and any 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 specifications, costs, and terms are hereby accepted.



February 27, 2026 at 9:56 AM EST

DATE



February 27, 2026 at 9:49 AM EST

DATE