

# *Century Home Renos*

Taylor Churchill  
905 259 7307  
taylor@centuryhomerenos.ca

## **RENOVATION CONTRACT**

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Between:

*Century Home Renos*

And:

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### **1. Contract Documents**

- (a) This Contract form.
- (b) Specifications attached.

### **2. Description of Work**

Unless otherwise stated, *Century Home Renos* agrees to supply all material, labour and supervision to perform the work as described in the attached specifications.

*Century Home Renos* will contact the appropriate authorities for inspections, if necessary. Subcontracts will be formed as necessary, such as with specifically licensed and qualified contractors.

### **3. Timing**

Work to commence on \_\_\_\_\_.

Full Completion on or before \_\_\_\_\_.

#### 4. Terms of Payment

Estimate Total: \$ \_\_\_\_\_ + HST.

Omissions in the Contract Documents and any work requested in variance to the Contract Documents are considered extra to the Contract and are not included in the Contract Price. Any additional work, required due to site conditions which could not be reasonably anticipated by the Contractor or the Owner are not included in the Contract Price and shall be extra to the Contract Price.

Payment Schedule:

- \$ 50% Upon contract signing.
- \$ 25% When job is about half done
- \$ 25% When job is complete

The outstanding balance is to be paid within a few days of job completion.

#### 5. Warranty

*Century Home Renos* shall correct, at its own expense, any defects in the work due to faulty materials and/or workmanship / workwomanship pursuant to this Contract for a period of \_\_\_\_\_ months / years from the date of full completion.

The owner shall give *Century Home Renos* written notice of such defects within a reasonable time, and in any event within the warranty period of those products.

Special conditions limiting/affecting this warranty

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*Century Home Renos* will convey to Owner any warranties by manufacturers or suppliers on individual materials, products or systems supplied by *Century Home Renos* under this Contract.

*Century Home Renos* does not warrant labour and/or materials supplied by the Owner or the Owner's subcontractors. *Century Home Renos* shall protect the work, the Owner's property and the property of third parties from damage occasioned by the performance of its obligations under the contract documents.

## **6. Insurance**

Prior to commencing the work, *Century Home Renos* agrees to provide, maintain and pay for insurance during the time the work is being performed, including commercial general liability in the minimum amount of \$1,000,000 against claims for damages for personal injury or property damage by reason of anything done by *Century Home Renos*, its employees or agents, in connection with the performance of this Contract and CHR Insurance Specifications. *Century Home Renos* will also provide proof of automobile liability insurance, annual safety stickers on trucks and trailers, and provide safety equipment to employees as necessary. *Century Home Renos* is responsible for all materials on site provided by *Century Home Renos* for the work in this Contract until installed.

*Century Home Renos* agrees to comply with all laws, ordinances, rules, regulations, codes and orders in force during the performance of the Contract which relate to the preservation of public health or construction safety.

*Century Home Renos* agrees to undertake all work diligently in a good and workmanlike manner, in accordance with good quality residential standards and practices.

*Century Home Renos* agrees to keep the site orderly and reasonably free of debris. At the completion of the project, *Century Home Renos* shall clean the property and leave it fit for use, depending on agreements with owners. For example, some barn owners may want materials such as wood, metal and stone left on the property.

This Contract shall not be assigned, in whole or in part, without the prior written consent of the other party, which consent will not be unreasonably withheld or delayed.

This Contract shall be governed by and construed under the laws of the Province in which the project is situated and supersedes all prior communications and agreements. There are no other terms outside of this Contract.

*Century Home Renos* assures that there is not now any claim, action, contract, rule or other circumstance which may interfere with Contractor's ability to perform its obligations under this contract.

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Any inquiries can be discussed by contacting Taylor Churchill at 905 259 7307 or [taylor@centuryhomerenos.ca](mailto:taylor@centuryhomerenos.ca)

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Owner

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Date

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***Century Home Renos***  
*(Taylor Churchill)*

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Date