



Sample Contract

PERSONAL INFORMATION

Name: _____ Phone: _____

Address: _____

Kawartha Lakes Construction Company Ltd. agrees to supply the following as per the accompanying blueprints.

ITEM	DESCRIPTION OF SERVICES	ESTIMATE
01 Plans & Permits	Permit Allowance:	
	Building Permit Allowance	
	Electrical Permit Allowance	
	Plumbing Permit Allowance	
	Health Unit Permit Allowance	
	Obtaining Permits	
	Plans Allowance	
02 Sitework	Site work excavation to include spot clear for footings / foundation	
03 Excavation	Backfill, weeper stone, and basefill under slab	
	Footings detail: continuous strip footings for 84' new perimeter and 1 pier for center bearing in new livingroom	
05 Foundation	Foundation to consist of: 10" block (9 courses) extended 48" below frost and allow for blended floor height at old kitchen floor with 2" polysterene	
04 Concrete Floor	Concrete floor to be: 3" - 25 mpa on 6" mil poly in new and old kitchen basement	
	Floor drains to drain Sump Pale	
06 Framing	Materials package for rough framing to include: (2 x 8 floors, 2 x 4 walls, continuous barrier, 2 x 10 rafter system, 1/2 ply roof deck and includes shingles as per spec.	
06 Materials	Material Package as described above	
06 Labour	Labour to remodel porch roof, rear wall to accommodate addition and frame	

Sample Contract (cont.)

ITEM	DESCRIPTION OF SERVICES	ESTIMATE
15 Insulation	Insulation package to consist of: R18 walls, R24 vaulted ceiling, R40 flat ceiling	
	Insulation Labour	
09 Siding	Siding to consist of: 1 x 10" board and batten	
10 Window/Door	Windows and Exterior Door by Dammond Flammont, sandstone, single hung	
16 Drywall	Drywall Package to include: all new walls / ceilings, and to include all old walls / ceilings in existing kitchen, except 2 sides of hall entry *as per plan	
17 Millwork	Millwork and Trim Allowance to include: standard colonial 2 - 3/4 casing, 4-1/4 base for 8 windows and 2 exterior doors; 1 - 48" bi-fold painted door at closet and old window location to be trimmed as archway *Addition trim work to be defined as a separate estimate or billed on a time and materials basis	
17 Materials	Materials Allowance for above	
17 Labour	Labour Allowance for above	
17 Millwork	Closet Organizer: 1 hanging rod and shelf	
09 Siding	Aluminum soffitt, facia and trough on all leading edges and downspouts on corners; sandstone colour	
12 Plumbing	Plumbing Roughin and Installation Allowance: for new kitchen and laundry area	
	Plumbing Fixture Allowance: kitchen sink only *no laundry tub	
13 HVAC	Mechanical Allowance to extend 1 hot air register	
	Fireplace and Chimney Allowance	
14 Electrical	Electrical Roughin Allowance for 30 outlets	
	Electrical Fixture Allowance *Fixture installation charged on an hourly basis @ \$40.00/hr	
18 Cabinetry	Kitchen Cabinetry Allowance	
19 Specialty Items	Stair and Railing Allowance based on construction grade through trap door	
20 Flooring	Flooring Allowance *to be determined	
21 Paint/Stain	Interior Painting Allowance *to be tendered	
08 Decks/Docks	Deck and Stairs Allowance to re-attach the deck removed from the side entry	

Sample Contract (cont.)

ITEM	DESCRIPTION OF SERVICES	ESTIMATE
22 Cleanup	Clean up and disposal fees	
	Don on the Job Allowance	
	Interior finish cleaning including ductwork and windows Allowance (exterior work by request on a time and materials basis)	
26 Mgmt	Project Management and Consultation	
	Payment terms to be confirmed	
	All Allowances are billed at cost plus 15% Production Fee.	
	Subtotal	
	GST	
	TOTAL	