

CONTRACTOR (LEGAL BUSINESS NAME)

PHONE · EMAIL · GST/HST NO.

Renovation Contract

Home renovation agreement — Canada

CONTRACT NO.

DATE

CLIENT (ALL OWNERS)

PROPERTY ADDRESS

Read before you use this. This is a general template, not legal advice. Renovation contracts are governed by provincial law — consumer protection rules, lien and holdback rules (such as Ontario's Construction Act), and licensing requirements differ by province. Have a lawyer review it before you rely on it, and fill every blank.

1. Parties and property

This agreement is between the Contractor and the Client named above, for renovation work at the property address above (the “Work”).

2. Scope of work

The Work is described in Estimate no. _____ dated _____, attached and forming part of this agreement. Anything not listed in the estimate is excluded unless added by a signed change order.

3. Price and payment schedule

The contract price is \$_____ plus applicable GST/HST/PST. The Client will pay: a deposit of \$_____ on signing; progress payments of \$_____ on _____; and the balance on substantial completion. A holdback of _____ % may be retained from each payment where the law of the province requires it, and released _____ days after substantial completion if no liens are registered. Invoices are due within _____ days.

4. Changes to the work

Any change to the scope, materials or schedule must be set out in a written change order priced and signed by both parties before the changed work begins. The change order adjusts the contract price and the completion date.

5. Schedule

The Contractor expects to start on or about _____ and reach substantial completion on or about _____. Dates may move for weather, permit or inspection delays, material back-orders, unforeseen site conditions, or changes requested by the Client; the Contractor will tell the Client promptly when they do.

6. Permits and inspections

The _____ (Contractor / Client) will apply and pay for building permits. The Contractor will arrange required inspections. Work will follow the building code and by-laws in force at the property.

7. Materials and allowances

Materials will be new and of the grade described in the estimate. Where an allowance is stated, the Client pays the difference if the selected item costs more, and is credited the difference if it costs less. Client-supplied

materials are the Client's responsibility for fit, delivery and warranty.

8. Unforeseen conditions

If concealed conditions are found (rot, mould, asbestos, wiring or plumbing not to code, structural defects) that could not reasonably have been seen before the Work began, the Contractor will stop the affected work, notify the Client, and price the remedy as a change order.

9. Site, access and utilities

The Client will provide access during working hours _____ to _____, and electricity and water for the Work. The Client will remove or protect valuables. The Contractor will keep the site reasonably tidy and remove construction debris.

10. Insurance and workers' coverage

The Contractor carries general liability insurance of at least \$_____ and workers' compensation coverage as required in the province (for example, WSIB in Ontario), and will provide certificates on request. The Client should confirm with their home insurer that the Work is covered.

11. Warranty

The Contractor warrants its workmanship for ____ months from substantial completion and will correct defects reported in writing within that period at no charge. Manufacturers' warranties on materials and fixtures pass to the Client. Normal wear, misuse, and work by others are excluded.

12. Cancellation

Either party may end this agreement in writing if the other fails to perform a material obligation and does not fix it within 10 days of written notice. The Client pays for work completed and materials ordered to the date of cancellation. Some provinces give a consumer a cooling-off period for agreements signed at home; where that applies, the Client may cancel within that period without penalty.

13. Disputes

The parties will first try to settle any dispute by discussion, then by mediation. This agreement is governed by the laws of the province of _____.

14. Entire agreement

This agreement, the attached estimate, and any signed change orders are the whole agreement. Changes must be in writing and signed by both parties.

SIGNATURES

Each party has read and understood this agreement and the attached estimate, and has received a signed copy.

Client signature · Printed name · Date

Client signature (second owner) · Printed name · Date

Contractor signature · Printed name and title · Date