

SAMPLE CONTRACT: Typical contract for home improvement work involving construction.

***CONTRACT**

Between the owner:	A. V. Citizen 1234 Home Street, Any City
And the contractor:	ACME Construction Ltd. 421 Business Street, Any City
Subject property:	1234 Home Street Any City

Contract Documents:

1. This agreement.
2. Attached drawings and specifications signed by both parties.
3. Additional documents and contract amendments (extras and deletions) signed by both parties during the course of this agreement.

The Contractor Shall:

1. Furnish all labour, materials, supervision and services to carry out the work detailed in the attached plans and specifications (to be initialed by the contractor and the owner) at the above address.
2. Maintain full public-liability and property-damage insurance covering the above work.
3. Maintain workers' compensation coverage on all employees as required by provincial law, and ensure that all subcontractors maintain such coverage on their employees.
4. Acknowledge the right of the worker to retain a mechanic's lien holdback as specified by provincial law.
5. Do all work requirements of the applicable building codes.
6. Be responsible for the work carried out under this contract by any subcontractors the contractor may employ.
7. Agree to start the work within 10 days of the signing of this contract, and to complete it no later than 60 days after the work has started.
8. Remove all construction debris from the property upon completion of the work, and if damage occurs, restore the property to its original condition.
9. Warrant the work and materials for a period of one year from the date of completion, and during this time repair any defects immediately upon receiving written notice from the owner. This warranty does not replace the following manufacturers' warranties on materials and equipment (details to be included or attached).

Permits:

1) The responsibility for obtaining any necessary permits is as designated below:		
	Owner	Contractor
a) building permit	_____	_____
c) hydro permit	_____	_____
d) plumbing permit	_____	_____
e) site-works permit	_____	_____
f) other	_____	_____

The Owner Shall:

- 1) Be responsible for assuring that the property meets municipal zoning by-laws, and if necessary, that special permission has been obtained from the appropriate authorities for the work covered in this contract.
- 2) Provide the space and freedom of movement on the property for the contractors' workers to do their jobs.
- 3) Pay the sum of \$_____ to the contractor as follows: 50 percent when the work is half completed, the balance minus the lien holdback when the work is completed, and the remainder upon clearance of any liens.

Signature of Contractor

Signature of Owner

Date

Date

Note: This is sample only and should not be construed as an official legal document. It is intended to outline the responsibilities and key points in a renovation contract.