

Agreement – General Contractor



Owners:

Address:

Date:

General concept:

Key areas/Scope of Work:

This agreement forms the core of our renovation work at your site. Homeowners are agreeing to hire Habidex Renovations to perform renovations at this address, including hiring, managing, and supervising our accepted subtrades suitable for the project scope. All trades and materials are subject to a minimum 10% contractors margin markup.

Habidex will be hired to;

- Initial site plan and discuss layout of plans to the site.
- Acquire suitable site plans for submission to the Municipal Planning department as required.
- Meetings with Municipal authorities to review site plans, make adjustments if necessary, pay submission fees, and obtain documentation for project commencement. Note that permits are issued in the name of the approved contractor. Only for permit necessary scopes.
- Conduct site build as suitable,
- Manage subtrades and materials, either supplied or sourced.
- Maintain a Worksafe environment, including certification of overhead platforms, and safety equipment.
- Maintain a Contractor's Liability Insurance coverage, and ensure that subtrades have proper orientations, and hired plumbers and electricians have additional liability insurance coverages.
- Orchestrate the ebb & flow of the jobsite, to ensure a reasonable flow and cleanliness as possible.
- Utilize external venting for dust management, including if necessary Hepa/Osha compliant filtration methods.
- Other:

We will require suitable parking accessibility, access / control keys / security codes, bathroom facility access.

There are a number of terms and conditions located online at www.habidex.com which form a part of this agreement.

Standard milestone payments will be required as indicated plus any balance due at completion. Depending on your project, typically an initial deposit is received, with payments requested at intervals. Note that larger projects will have a non-refundable deposit at onset to ensure commencement, or to offset loss in the event of cancelation.

Additional items/change orders will have corresponding adjustments to the pricing. Note that some items have yet to be priced or be included in the estimate, may need engineering if necessary, and that Contracting prices are reflected as a function of normal due process. Extended times to complete caused by additions or changes will have additional contracted costs associated. We will build this in a 'time is of the essence" manner, meaning that we will not allow this project to stretch out into many months unless there are additions or changes, and we will endeavour to engage the subtrades in a soonest/reasonable manner. Working with the permit system within the City may alter our timeline.

Cancellation: should cancellation of a project be requested in writing, we will work to coordinate a wrap up, which is reasonable to both parties. See terms and conditions online.

I look forward to working with you!

Please sign and keep a copy for your records.



Customer Service Awards

Eric Elford,

Habidex Renovations

Accepting:

Month _____ Day _____ 201 _____

Homeowner: _____

Eric Elford 604-616-8947

Homeowner: _____

Habidex Renovations 313 Alberta street, New Westminster, BC V3L 3J4 email: admin@habidex.com Habidex.com

Houzz Customer Service award!