



January 1, 2008

123 Main St.
Toronto, Ontario

Dear Sir/Madam

We are pleased to offer, for your consideration, a quote to supply and install all labor and material necessary to complete the work at 123 Main St., Toronto, Ontario.

Scope of Work

Demolition

- To remove all tile on main entrance staircase
- To remove all tile in front hallway
- To remove all ceramic tile in kitchen
- To remove existing kitchen
- To remove all carpets
- To remove ceiling in kitchen
- To remove doorway to kitchen
- To remove front hall closet and doors
- To remove carpet from all stairs in main stairway
- To remove all plumbing fixtures in three washrooms
- To remove all flooring in three washrooms
- To remove all electrical fixtures in kitchen
- To remove all electrical fixtures in three washrooms
- To remove all bedroom doors
- To remove all closet doors
- To demolish existing master ensuite bathroom and existing main bathroom to allow for two new bathroom configurations
- To remove lower level fireplace and prepare for new gas fireplace
- To remove wood panels in lower level living room and office and prepare for drywall
- To remove wall divider in lower level living room
- To remove extra closet in master bedroom

New Work

Front Hall

- Reconfigure front hall staircase
- Front hall staircase to extend to full width of existing hallway
- Wood staircase to be designed in consultation with builders
- New front hall closet with solid core wood doors. Owner to choose door hardware from builders selection

- Entrance to kitchen to be the same height as new closet and existing entrance to living room

Staircase

- To remove carpet from all stairs and refinish hardwood steps if possible
- To refinish banister

Kitchen

- Custom cherry wood cabinetry with soft close drawers
- Design of kitchen and colour of cabinetry to be approved by owner
- Appliance package as per builder's specs. Schedule to be provided
- Ceramic tile flooring 12"x12" or 3 1/4" width domestic hardwood flooring. Owner to choose tile from builders selection
- Owner to choose plumbing fixtures from builders selection
- Install pot lights in kitchen
- To paint all kitchen walls
- Install backsplash. Owner to choose from builders selection

Living Room and Dining Room

Master Bedroom

- Remove Carpet in refinish hardwood flooring. Colour of stain to be approved by owner from builders selection
- Repaint all walls
- Replace entrance door and bathroom door with a solid core wood door from builders selection

Master Ensuite

- Cherry wood vanity with stone top. Owner to approve builder's selection
- Ceramic 12"x12" tile flooring. Owner to choose from builder's selection
- Create new shower with glass enclosure. Wall and floor shower tiles to be chosen from builders selection
- All plumbing fixtures to be chosen from builders selection
- New light fixture above vanity to be chosen from builders selection
- Pot light in shower if necessary

Upstairs Hall

- Remove carpet and refinish hardwood floor

Main washroom

- Reconfigure size of room
- Install new shower with glass enclosure
- Ceramic tile shower walls and floor. Owner to choose from builders selection
- Install new tub. Owner to choose from builders selection
- New entrance to second bedroom with solid core wood door
- Cherry wood double sink vanity. Owner to approve of builders design
- 12"x12" ceramic tile flooring. Owner to choose from builders selection
- All plumbing fixtures to be chosen from builders selection
- Install new light fixture. Owner to choose from builders selection
- Paint all walls

Two upstairs bedrooms

- Remove carpet and refinish hardwood flooring
- Repaint
- Replace all doors with solid core wood doors. Owner to choose from builders selection
- Owner to choose door hardware from builders selection

Lower Level

Living room

- Drywall and paint all walls
- Install new drywall ceiling with pot lights
- Install new carpet. Owner to choose from builders selection
- To install new gas fireplace hearth. Owner to choose fireplace from builders selection
- Paint all walls

Office and bedroom

- Drywall over office wood panels
- Install new carpet in office and bedroom
- Paint all office and bedroom walls
- Install two solid core wood doors. Owner to choose from builders selection.

Washroom

- Install new shower with glass enclosure
- Ceramic tile shower walls and floor. Owner to choose from builders selection
- Install new toilet. Owner to choose from builders selection
- All plumbing fixtures to be chosen from builders selection
- Install new light fixture. Owner to choose from builders selection
- Paint

Basement Level

- Install existing main floor kitchen cabinetry where possible
- Install existing main floor kitchen appliances where possible
- Install new washer/dryer. Owner to choose from builders selection

Additional information

- New electrical fixtures will be installed in the kitchen and three washrooms
- All electrical fixtures will be reviewed during construction. If upon examination any electrical fixtures do not meet the requirements of the Ontario Building Code, the builder will provide a recommendation for upgrading of electrical fixtures. The contractor will upgrade all electrical deficiencies.
- All quarter round trim for existing baseboards is included in this quote
- If upon removal of all carpet on the upper level the existing hardwood flooring is not suitable for refinishing, the builder will provide a price for new hardwood flooring. The owner will be able to choose from the builder's selection.

Potential Extra Costs

- Architectural drawings for permit
- Required time for architectural work
- Permit Cost
- Permit submission and retrieval costs

Owner is entitled to one vanity design consultation at the millwork company. Owner is entitled to one vanity design change. Any change is to be reviewed only by the contractor. Any subsequent changes requiring a visit to the millwork company are done at a cost to the owner. All extra trips to the millwork company are billed at \$45 per hour plus travel costs.

Owner is entitled to 2 design concept changes before all drawings are submitted for permit. Subsequent changes are subject to the following costs. Owner is responsible for all architectural fees at market value. Owner is also responsible for the contractor’s time for extra design concept work at a rate of \$45 per hour plus disbursements.

TOTAL COST FOR THE ABOVE **\$XXXXXX plus G.S.T.**

This quote is good for 30 days. Please call if you require further clarification.
Yours truly,

Jordan Mecklinger
Vice President, Director of Operations

I and/or WE ACCEPT THE QUOTE AS DETAILED ABOVE. I and/or WE ACKNOWLEDGE THAT WORK CAN NOT BE SCHEDULED BY KILBARRY HILL DEVELOPMENTS LIMITED UNTIL THE SECTION BELOW HAS BEEN SIGNED AND RETURNED BY FAX (416)630-3638.

Name (Signature)

Date

(Please Print)

(Company Name)

Purchase Order Number (if

required)

