

## CONTRACT

**BELLAIRE PROPERTIES INC.** (the "Builder"), and the undersigned Subcontractor (the "Subcontractor"), agree that the Subcontractor shall subject to the General Conditions and the Notice to All Trades forming a part hereof, supply all of the labour, materials, services, tools and/or equipment to perform the Work described on Schedule B attached hereto with respect to the Project, in accordance with Builder's plans, drawings and specifications, copies of which have been inspected by the Subcontractor. The Subcontractor acknowledges that the Work can be satisfactory performed with no extras or charges. Builder shall subject to the said General Conditions, pay to the Subcontractor in full payment for the Work, the Unit price and Price indicated below. As specifically provided herein, the Price is exclusive of all duties and Government Taxes (including H.S.T.) applicable, which will be calculated on the price herein and the Subcontractor shall commence its work upon two days' notice, writing or otherwise, and to complete such work at such times and in such manner as may be required by the Builder.

**IF DELIVERY DATES ARE NOT MET OR ON TIME AN ALTERNATE SUBCONTRACTOR, WILL BE CALLED, IF SHOULD THIS OCCUR, YOU WILL BE NOTIFIED BY FAX.**

Terms of Payment: As per section 2 of General Conditions attached herein.

<b>SUBCONTRACTOR:</b> <b>BASECRETE INC.</b> <b>396 Chrislea Road</b> <b>Woodbridge, Ontario L4L 8A8</b> <b>Contact: Andrew Bifolchi &amp; Tony Smeriglio</b> H.S.T NO. _____ W.S.I.B. NO. _____ Liability Insurance: Insurance Co.: _____ Policy No. _____ Expiry Date: _____ The Subcontractor agrees to maintain and notify in writing of any change on the above.	<b>Date:</b> 01-Jan-22  <b>Expiry Date:</b> End Of Project Dec. 31, 2022  <b>CODE NO.</b> 1070 Concrete & Drain  (REVISED)
--	--

<b>Phone:</b>	905-265-9983	<b>Fax No.</b>	905-265-9158	<b>E-mail address:</b>	andrew@basecrete.com
	<b>MODEL NAME</b>	<b>Sq.Ft.</b>	<b>Elev. A</b>	<b>Elev. B</b>	
<b>34' Lots</b>	ATHABASCA	2500	\$10,625.00	\$10,625.00	
	GRAND	2190	\$9,805.00	\$9,805.00	
	HURON (3 car garage)	3200	\$13,523.75	\$13,523.75	
	HURON (2 car garage)	3326	\$13,695.00	\$13,695.00	
	NELSON	1970	\$9,552.50	\$9,552.50	
	RED RIVER	1750	\$8,923.75	\$8,923.75	
	RIDEAU (3 car garage)	2780	\$12,223.75	\$12,223.75	
	RIDEAU (2 car garage)	2980	\$12,900.00	\$12,900.00	
	SMOKY	2380	\$10,577.50	\$10,577.50	
<b>38' Lots</b>	BUCKHORN	1800	\$8,967.50	\$8,967.50	
	FINLAY	2515	\$10,661.25	\$10,661.25	
	FRASER	2250	\$10,268.75	\$10,268.75	
	MAINTOU	2480	\$10,532.50	\$10,532.50	
	SUPERIOR (3 car garage)	3400	\$14,101.25	\$14,101.25	
	SUPERIOR (2 car garage)	3615	\$14,805.00	\$14,805.00	
	TEMAGAMI (3 car garage)	3068	\$13,471.25	\$13,471.25	
	TEMAGAMI (2 car garage)	3350	\$14,292.50	\$14,292.50	
	TIMISKAMING	2775	\$11,716.25	\$11,716.25	


(20)

	MODEL NAME	Sq.Ft.	Elev. A	Elev. B		
47'Lots	ARROWHEAD	2650	\$12,353.75	\$12,353.75		
	BALSAM	2740	\$11,845.00	\$11,845.00		
	CARLYLE	2950	\$12,275.00	\$12,275.00		
	CARLYLE W OPT LAYOUT	2950	\$12,073.75	\$12,073.75		
	KAHSHE	3000	\$13,762.50	\$13,762.50		
	MADAWASKA CORNER	3190	\$12,997.50	\$12,997.50		
	NIPISSING	3210	\$11,877.50	\$11,877.50		


ALL WORK MUST MEET ONTARIO BUILDING CODE REQUIREMENTS AND PASS CITY INSPECTION. Additional information as per attached Schedule.

Accepted this 5 day of APRIL, 2022

**BELLAIRE PROPERTIES INC.**

Per:  Authorized Signing Officer

Accepted this 13 day of April, 2022

Per:  Authorized Signing Officer



Concrete & Drain.

## LORMEL HOMES

331 Cityview Blvd., Suite 300,  
Woodbridge, ON  
L4H 3M3

Project: CARSON'S CREEK - INNISFIL

Quote #3092

Date: Mar 11, 2021

## SCOPE OF WORK

### OUTSIDE SEWER

- Excavate for sanitary, storm, and water laterals in one common trench from property line to foundation wall
- Backfill of trench is not included
- Supply and install 4" dia. PVC SDR35 pipe connecting stub at property line to foundation wall for both sanitary and storm water laterals
- Exterior sewer to be pre sewered
- Exterior lateral to be covered with maximum of 3 inches of HL6 stone
- Installation of water service by others
- Connect weeping tile to storm lateral and leave cleanout inside basement
- Rainwater leaders or Sump Discharge lines are not included
- Exterior laterals to a max of 25 feet of pipe from property line to building -

EXCAVATE YOUR OWN?

### INTERIOR DRAINS

- Supply and install 4" dia. PVC SDR35 pipe connecting all stacks marked by plumber
- Surcharge of \$325/LOT if camera CCTV inspection is required
- Supply and install 1 floor drain near furnace, and 1 floor drain in Cold Cellar ✓ AS PER DRWH.
- Install stubs for rough-in 3-piece washroom - supplied by plumber (Standard to Contract) ✓

### BASEMENT

- Builder to provide a level and suitable sub-grade ready to receive gravel base
- Supply and place 5" of HL6 gravel prior to sub-floor
- Supply, place and trowel finish 3" of 25MPa concrete
- Surcharge of \$250/LOT if basement slab is requested to be finished using a laser level -
- Basement slab to be sloped 2 Ft. radius around floor drain 2 DRAINS
- Styrofoam insulation, bond break, poly vapour barrier, wire mesh, and walk-out conditions are NOT included - STD. PRICE?

### GARAGE

- Builder to provide a level and suitable sub-grade ready to receive gravel base
- Supply and place 5" of HL6 gravel base
- Supply, place and trowel finish 4" of 32MPa C2 concrete
- Supply Fibremesh additive in cement mix in lieu of wire mesh
- Supply and install 2 grade beams (8"x8") including 2 - 10m rebars

### PORCHES

- Porches to be excavated by others. Cold cellars are included
- Form and pour front porch with 6" of 32MPa C2 concrete
- Supply and install 10M rebar @ 8" O/C for all porches
- Steel deck undermounting for cold cellar is not included and will be charged extra if requested
- All lumber for form-work to be supplied by builder
- Front steps are not included and will be charged extra if required (ALL UNITS)
- Front steps for raised units are to be PRECAST in lieu of poured in place, by others ✓
- Front door sills to be precast, installed by others (\$150/SILL if required)
- Builder to provide concrete pump/conveyor belt if deemed necessary due to accessibility restrictions

### STYROFOAM INSULATION

- Supply and install 2" Rigid Styrofoam insulation below slab for raised units - RVALUE
- Supply and install 2" Rigid Styrofoam insulation 2FT along perimeter of wall for raised units - RVALUE

Initials

20

Handwritten signature

Handwritten signature

396 Chrislea Road  
Woodbridge, ON L4L 8A8  
Tel: (905) 265-9983  
Fax: (905) 265-9158





## GENERAL TERMS AND CONDITIONS

Winter heat for concrete shall apply from November 1 to April 15
All prices are subject to HST
Any additional labour or material requested beyond the "Scope of Work" will be charged EXTRA
Supply and install of poly underlay, styrofoam insulation, rebar, and wire mesh is not included unless otherwise stated
Preperation, maintainance, and removal of all necessary work required for winter protecton is the responsibility of the builder
It is the responsibility of the builder to provide a garbage disposal bin
Basecrete shall not be held responsible for adverse soil conditions such as: Uncompacted fill, shale, defrost, dewatering.
Builder is responsible for providing a suitable, level sub-grade to the proper elevation, adequate for supporting all concrete slabs
All concrete to be discharged by chute from ready-mix truck. Concrete Pumps, Cranes, or Conveyor Belts is the responsibility of the builder if required
Builder to provide concrete pump or machine to pour porches, balconies, and sills higher than 4 feet from grade
Builder to provide and maintain proper access to each unit
Gravel base shall be placed prior to installation of sub-floor
Base conditions are not included. It is the responsibility of the builder to supply and install gravel to proper height to underside of footing.
Builder will be responsible for protecting all catchbasin, manhole covers, and utility boxes
Builder will be responsible for all utility locates - all expenses for damaged utilities, which are not properly marked, will be charged to the builder
Any additional gravel will be charged extra if there is a difference in elevation between Sanitary and Storm laterals
Basecrete Inc. will not accept any back charges unless reported to supervisor within 24 hours of occurrence
Basecrete Inc. will not be responsible for any cracks in concrete due to settlement or shrinkage
Builder will be responsible for any additional charges due to weight restrictions on municipal roads
Overdue accounts will be charged at 24% per annum
Permits and inspection fees are the responsibility of the builder
Basecrete Inc. shall be entitled in it's sole and absolute discretion to terminate the contract upon giving notice of such termination, if the work in this contract does not commence within 30 days of acceptance or of a set start date
Basecrete Inc. reserves the right to withdraw this quotation or any other agreement, written or verbal, pending credit approval
If this contract is signed in conjunction with a builders contract, it will be precedent where items conflict
Basecrete Inc. will pour all basement floors 3 inches above footings taken from an average height. If you choose to pre-order stairs without the basement being poured, you as the builder take full responsibility
Basecrete Inc. will try to pour basements to the appropriate level but cannot guarantee this as footings are not always poured level. We will not accept any backcharges due to stairs not fitting properly
Builder to caulk any basement joints where slab abuts wall
It is the responsibility of the builder to provide Temporary Stairs leading into the basement as per Section 71 in the Safety Act

Intials

20

396 Chrislea Road  
Woodbridge, ON L4L 8A8  
Tel: (905) 265-9983  
Fax: (905) 265-9158

## ADDITIONAL EXTRAS

Additional Extra	Cost Per Unit	Units
Winter Heat Basement: 34' - \$400 38' - \$450 47' - \$500		Unit
Winter Heat Garage: 34' - \$150 38' - \$200 47' - \$200		Unit
Labour	95	\$85.00 HR
Supply Only - 25MPa Concrete	200	\$160.00 M3
Supply Only - 32MPa C2 Concrete	225	\$175.00 M3
Extra Gravel with Slinger - HL6	37	\$93.00 Tonne
Extra Gravel with Slinger - 3/4" Clear Limestone	39	\$35.00 Tonne
Supply and Install 2" Rigid Styrofoam Insulation (2'x8')	55	\$48.00 Sheet
Optional 3-piece Rough-In	200	\$175.00 Each
Form and Pour Concrete Steps	45	\$35.00 LN FT
Form and Pour Door Sills (First and Second Floors)	65	\$50.00 Each
Supply Extra Floor Drain	200	\$160.00 Each
Breaking Frost with Machine	200	\$175.00 HR
Backfill 25ft Sewer Trench	195	\$150.00 Each
Float Move (Minimum 5 Sewers)	700	\$550.00 Each
Extra Long Laterals	32	\$25.00 FT
Additional Porch	13	\$10.50 SQ FT
Additional Basement (incl. cold cellar)	8.25	\$6.50 SQ FT
Additional Garage	9.75	\$7.50 SQ FT
Additional Grade Beam in Garage	500	\$400.00 Each
Remove Straw From Basement	95	\$750.00 Unit HR
Supply and Install (6"x6"x9/9) Wire Mesh in Basement Slab	1.30	\$1.00 SF
Supply and Install 6mil Poly Vapour Barrier	.70	\$0.55 SF
Supply and Install 18" Poly Sump Pit Liner & Lid (Pump not included)	225	\$175.00 Each
Mainline Back Water Valve	350	\$275.00 Each
Sewage Ejector Pit		Upon Request

② - WALK UP STAIRS, LANDING, DRAIN + WALL CAP + PARKED WALL \$3,500

\$4375.00

k

Initials

20

*[Signature]*

396 Chrislea Road  
Woodbridge, ON L4L 8A8  
Tel: (905) 265-9983  
Fax: (905) 265-9158