



D&S Renovations

64 Meadow Lane
Pine Grove, NS
B0N1Y0

Estimate

Number **2020**
Date Dec 19, 2018
P.O. Sally Newfield
Terms Payment Schedule
Ship Via
Ship Date Sep 6, 2018

Bill To

Sally C Newfield
902-777-7777
888 Example St
Halifax, NS

Qty	Description	Unit	
1	Designer Consultation Your project manager will set up a design consultation with our preferred design team at the showroom. Meeting at the showroom allows clients to pick out all of their material selections in one location instead of having to visit multiple suppliers which is very time consuming. Meeting with a knowledgeable and professional designer streamlines the material selection process and can provide peace of mind as material selections can be a stressful process for some people. The material selection sheet will be sent to your project manager. Your manager will have you sign off on the selections on Builder Trend to confirm pricing before any materials are ordered. If additional design time is required it can be added to your renovation package. Our highly trusted and preferred design team can also provide assistance in selecting and purchasing furniture, window coverings, appliances and other home design elements that can truly complete your renovation cosmetics.	0.00	Tax
1	Project Manager Every client is assigned a project manager. Your Project Manager will be your main contact for the duration of you project with D&S Renovations. Your PM will be responsible for planning, coordinating and executing all aspects of your renovation project. If you ever have any questions or concerns about your project please bring them to your PMs attention and they will be happy to help! General Manager Responsibilities - set up your account on Builder Trend and send your invite. - set up your meeting with our design team at showroom. - scheduling of your project - pricing and ordering of all materials required from our trusted suppliers - daily monitoring of your project, providing updates as required. - deficiencies formulation and complication.	0.00	Tax
1	Demolition & Disposal Package	2,566.00	Tax

Subtotal
Tax 15.00%
Total



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Qty	Description	Unit
	Demolition and disposal of kitchen, entry way back to studs, main floor bath back to the drywall and removal of shelf in the closet. - Supply of 20yd bin for the duration of the reno. Includes one dump of the bin, additional dumps charged at \$400 per dump. - Supply Porta potty for duration of renovation - Includes site preparation of floors	
1	Plumbing Package - Supply all plumbing fixtures as per updated spec sheet on builder trend Plumbing scope Bath - Rough in for new custom shower design and new tub. - Install shower trims and shower head. - Install Tub, tub filler and Tub drain. - Install new sinks and taps in vanity - Install new toilet - Add shut offs to bath sinks Kitchen - Rough drain lines into exiting waste disposal system - install sink and taps - Install dishwasher Entry - Rough in new location for washer and dryer for drain line - Rough in new supply line locations for washer. - Tie in new drain line into existing waste disposal system. Cost of tub, tub fixtures additional charge to this estimate	7,270.00 Tax

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Qty	Description	Unit	
1	HVAC Package - Supply and install duct work for bath - supply and install duct work for kitchen hood fan - Heat vent for entry room - Move heat vent in kitchen floor to new more suitable location - Add supply and return air to bedroom in basement - Move dryer Vent	1,660.00	Tax
1	Electrical Package - Supply and install all lighting fixtures as per lighting schedule. Electrical scope Entry Replace light fixture Move washer/dryer plugs for new stackable units Move plugs for new counter height Kitchen Move stove plug Add 4 new counter plugs New microwave/rangehood plug New dishwasher feed Supply & install new U/C lighting w/ switch (120V probably liteline) 2-14" 1-23" 1-34" New sink potlight w/ switch 2 new peninsula pendants w/ switch Move center kitchen light Move dining room light	12,201.00	Tax

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Qty	Description	Unit
	Add new potlight w/ switch for dining entry	
	Main floor bath	
	- New GFI plug	
	- 2 new sink scones w/ switch	
	- New bathfan w/ switch (venting by others, or by us for extra)	
	Living Room	
	- Eliminate 2 wall scones	
	- Add center light w/ dimmer	
	- Add TV plug and coax wire behind TV	
	Basement bedroom	
	- Add center light w/ switch	
	- Add 2 plugs in new walls	
	- Walk-in closet to have closet sensor light	
	Other throughout	
	- Change all upstairs plugs & switches to white decora	
	- Add hardwired doorbell system	
	- Misc basement wiring, fix/remove old wires not in use	
	- Add 2 hardwired & battery backup CO/smoke detectors, 1 per floor	
	Additional electrical	
	1. Fridge plug needed to be refed, it was old and not on its own circuit	
	2. Bathroom potlight - requested	
	3. Additional bathroom plug - requested	
	4. Shed - new circuit to shed for later use	
	5. Garage - rerouted wire to garage to make it safe, it was being pinched	
	6. Hallway & living room plugs removed as per request	

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Qty	Description	Unit
1	Framing & Siding - Frame basement bedroom walls - re frame new window in kitchen - board in floor in entry way - Cut and frame doorway into basement bedroom closet Window Budget of 1200 for both windows – price to be confirmed from our suppliers	2,833.00 Tax
1	Drywall package - Supply and install drywall for entry way - supply and install drywall for basement bedroom - supply and install new sheets for areas in the kitchen - do random patching throught kitchen and bathroom - install new drywall as required in main bath - install denshield in main bath * price to be confirmed by our drywall crew.	2,100.00 Tax
1	Insulation & Poly Package Complete spray foam package for best seal and R value - Spray foam two walls in basement - Spray foam basement box joist that are open. - Spray foam entry room walls. We can get R20 value with spray foma and only R12 value with batts. - spray foam entry way floor with 6" of spray foam. - Insulate and vapor barrier entry ceiling with R40	3,773.00 Tax
1	Trim Package Supply and install new trim - Trim new window in basement and new window in kitchen	582.00 Tax

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	- install new baseboards in the kitchen and entry way. - trim door and window in entry way	
1	Custom Cabinet Package - Supply and install Kitchen cabinets as per specs signed off on. - Supply and install entry room cabinets as per specs - Supply and install custom vanity as per specs - All cabinets to custom sizes - lacquer finish on all cabinets – client to select color.	17,999.00 Tax
1	Painting Package - paint entry way walls and ceiling - Paint kitchen - Paint bath - paint living room and hallways - Paint Living room ceiling. **Price to be confirmed by our painters	2,700.00 Tax
1	Tiling Package - supply all tile as per the tile schedule from design team. - Build and install tile on custom shower. - install tile on floor in bath	8,488.00 Tax
1	LVP Flooring - Supply and install LVP as per selections for kitchen floor, entry floor and main closet.	1,743.00 Tax
1	Stone countertops 5888 Supply Kitchen countertop as per spec sheet 1875 - supply bath countertops 299 - supply entry countertop	8,062.00 Tax

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Qty	Description	Unit	
1	Cleaning package	300.00	Tax
1	General Carpenter	3,620.00	Tax
	- Supply and install new subfloor for entry way and kitchen		
	- Install bath fixtures, ie toilet paper holder, towel bars etc...		
	- install hoodfan in kitchen		
	- Board in entry way floor for insulation.		
	- supply and install wall panel around stub wall and toilet wall in bath		
1	Custom glass shower door	1,797.00	Tax
	Custom glass door for shower supplied and installed		

Thank You For Your Business!

Subtotal	\$77,694.00
Tax 15.00%	\$11,654.10
Total	\$89,348.10

TERMS & CONDITIONS

These Terms and Conditions form part of the Quotation and shall become a binding Agreement between D&S Renovations Ltd. (D&S) and the Owner upon the Owner's acceptance of this Quotation without exception.

D&S agrees to complete the work and provide materials and services only as set forth in this quotation (the "Quotation"), or as amended by D&S and the Owner from time to time in writing, for the benefit of the Owner and the Owner agrees to pay all amounts due hereunder in accordance with the prices set forth in the Quotation. In the event that the costs exceed the quotation or additional labour or materials are required, D&S will make every effort to provide the Owner a revised, estimated quotation.

D&S is only responsible for performing the work set out in this Quotation (the "Work") and accepts no responsibility or liability whatsoever for the repair of, or any consequences related to, the preexisting condition of the Premises, including, but not limited to, latent defects relating to electrical, mechanical, structural, or other building components, unless such form part of the Work as set out in the Quotation. D&S will investigate and report on issues that are discoverable by simple visual inspection prior to the commencement of the Work and notify the Owner, including possible solutions for the Owner. The Owner expressly acknowledges that the Owner is responsible for, and assumes, all risks with respect to the preexisting condition of the premises.

D&S shall commence the Work on the date specified on the Quotation (the "Commencement Date") and shall endeavor to substantially complete the Work on or as per the date estimated Completion Date. When the Work is ninety-five percent complete (95%) this shall constitute the "Substantial Completion Date". Notwithstanding that the Work may be Substantially Complete, additional time, materials or services, as the case may be, may be required to address minor deficiencies and render the project complete.

Due to the nature of the Work, the Completion Date identified in the Quote is an estimate only. D&S will provide the Owner with updates from time to time if there are circumstances present which may impact the Completion Date. D&S makes no representations regarding the project completion date. D&S will use best efforts to conform to the project schedule attached to the contract with the Owner, but the Owner acknowledges that the project may be delayed for reasons outside of the control of D&S. The Owner agrees that D&S will not be responsible for any delays in the project completion date, irrespective of whether D&S caused or contributed to the delay to the project. D&S will not provide any discount of the price should the project proceed past the date of Substantial Completion Date for any reason, including reasons within the control of D&S.

Payments shall be due and payable on the following terms:

Renovations under \$50,000.00:

Deposit is required to hold a time slot: \$1500.00;
40% of the price is required to begin production;
30% of the price mid progress;
25% of the price is due at the date of Substantial Completion.
5% of the price upon deficiencies completion.

Renovations over \$50,000.00:

Deposit is required to hold a time slot: \$2,000.00;
35% of the price is required to begin production;
35% of the price mid progress;
25% of the price is due at the date of Substantial Completion.
5% of the price upon deficiencies completion.

NOTE: In some cases, D&S will require material deposits for items including, but not limited to, flooring, counter tops, cabinetry. In such cases, an additional progress payment may be required at the sole discretion of D&S. D&S provides a surety bond for deposits.

If the project is cancelled by the Owner at any time after the cancellation period described below, a portion of the deposit will be non-refundable to account for D&S's costs and expenses related to, among other things, administration, design, engineering or permits.

During the final walk through with the D&S project manager, the Owner will be notified of remaining deficiencies to be scheduled for standard "touch ups" as needed. Once all deficiencies have been addressed and complete, the remaining 5% will be due immediately (subject to the requirements below).

The payment terms above are subject to final approval by D&S prior to the commencement of any stage of the renovation. Verbal understandings and agreements with representatives will be non-binding. All changes must be set out in a change order approved by the Owner and D&S in writing.

If payment of any of the amounts to be paid to D&S are not made within 15 days of the receipt of each progress invoice without set off or deduction, or if the Owner defaults in any other way, D&S may, at its option, cease work and treat the agreement as repudiated forthwith on the occurrence of such default, and D&S may recover payment for the work already completed plus damages, including loss of profit together with interest therein at the same rate of interest as on overdue payments. Interest of 2% per month or 24% per annum, compounded monthly, shall be charged on overdue payments.

The Owner agrees to indemnify D&S for any legal fees incurred to enforce the terms of this agreement, on a solicitor-client basis.

All personal property of the Owner that remains in the premises shall remain the sole responsibility of the Owner and the Owner shall be solely responsible for any damage to or loss of the personal property of the Owner during the entire duration of the Project. The Owner shall take reasonable steps to ensure that the work area is free of household obstructions, and will remove or protect items that may be damaged during the performance of Work by D&S or during completion of the Project. D&S is not responsible or otherwise liable for loss or damage to the Owners property whatsoever, including situations where D&S may be required to move property of the Owners.

If the Owner wishes to save any of the existing material, the Owner shall notify D&S in writing the material the Owner wishes to save no less than five (5) days prior to the Commencement Date.

No alteration, deviation or change to the Work as set out in this Quotation shall be made by either D&S or the Owner without a written Change Order or subsequent written agreement signed by both the Owner and D&S. In the event that the Owner requests changes to the scope of the Work to be provided or performed by D&S, D&S may, in its sole discretion, agree to the changes requested, and issue a change order to the Owner indicating the change in scope and change in the price (if any), as well as any delay to the Substantial Completion Date. D&S shall under no circumstances be liable for any delay regarding the completion of the Project due to changes in the Work scope or supply of materials as requested by the Owners.

In the event of an owner requested change, 50% of the change order amount will be due, payable and non-refundable at the time of signing the change order.

Further, the detailed Quotation has been provided to detail the scope of work for the clarity and benefit of D&S and the Owner. In cases where the Owner requests additional revisions or price options after the original scope of work has been agreed upon, the Owner may be charged an administration fee at the sole discretion of D&S.

Notwithstanding anything to the contrary contained in this Quotation, the total cumulative liability for any breach of this Quotation or any claim related to the performance or non-performance of the Work and provision of materials with respect to the Quotation exceed an amount equal to the limits of D&S's insurance coverage in place at the relevant time in relation to insurable losses, or the aggregate amount of the price of the Quotation for uninsured losses.

The Owner recognizes that while the Work is being performed the premises are an active construction site. D&S is not responsible or liable, and the Owner will indemnify, hold harmless and defend D&S, its affiliates and subcontractors and their respective directors, officers, servants, agents and employees from and against, all losses, damages, costs and expenses, and all claims, demands, actions, causes of action, suits, proceedings, liability, and actual legal fees, on a solicitor and client basis, arising out of any personal injury or damage to any person or their personal property while on or in the premises during D&S's performance of the Work.

D&S is not providing any warranty to the Owners whatsoever, whether expressed or implied, with respect to the Project or any appliances or equipment, except for that set forth in this Quotation and the Warranty Policy. Any manufacturer's warranty for appliances or equipment will be passed on to the Owner if and to the extent permitted by such warranty.

The Owner agrees to permit D&S to erect a sign in a conspicuous location on the subject property for a period of two weeks prior to the Commencement Date and one week after the Substantial Completion Date. If D&S takes before and after photos or videos of the Premises, the Owner hereby grants D&S permission to utilize these photos and waives any moral rights, provided that the photos are utilized primarily for marketing, training, progress tracking or other company purposes. D&S will take all reasonable steps to protect the identity and security of the Owner's personal information, including the location of the Owner's premises.

The parties agree that in the event that there is a dispute with respect to the work or the interpretation of this Quotation, the party raising the dispute will provide notice of said dispute to the other party within 48 hours of the dispute arising. Upon receiving notice of the dispute the parties will first attempt to resolve such dispute between themselves. If this is not possible within 5 days of receiving notice of the dispute the Parties agree that they will attempt to have the dispute resolved by a referee or mediator prior to proceeding with litigation.

Wherever there is a dispute, issue, grievance, or concern, actual or perceived, the Owner agrees to first contact D&S to confirm a summary of facts, and a mutually acceptable action plan to remedy issues prior to expressing any displeasure with the Work or other conduct of D&S in any public forum. All disputes between the parties that cannot be resolved shall be settled exclusively by arbitration and shall be subject to the provisions of the *Commercial Arbitration Act* (Nova Scotia).

The Owner agrees not to make disparaging or defamatory remarks, comments or statements, whether in writing or verbally, in public or on any electronic medium or forum.

The Quotation and these Terms and Conditions constitute the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, warranties, representations, negotiations and discussions, whether oral or written, of the parties except as specifically set forth herein.

Buyer's Right to Cancel

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.