

**[Name of Contractor]  
[address]  
[phone & fax numbers]  
[license number]**

**OWNER:**

<b>Name:</b>			
<b>Contact Person (if Owner is a business):</b>			
<b>Billing Address:</b>			
<b>Business Phone:</b>		<b>Fax Number:</b>	
<b>Cell Phone:</b>		<b>Home Phone:</b>	
<b>Email:</b>			
<b>Project Address (if different from the above):</b>			
<b>Contract Date:</b>			

## CONSTRUCTION CONTRACT

In consideration of the mutual covenants and agreements contained in this Contract and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the Contractor and the Owner hereby agree as follows:

### A. Contract Documents

The Contract Documents consist of the following documents:

- (a) The plans for the renovations to be performed, dated \_\_\_\_\_, copies of which are attached hereto;
- (b) Any Change Orders which alter the scope or specifics of the Work, if applicable. Note that there will be no changes in the Work, nor any additional work performed, unless and until a Change Order is signed by both parties.

*[list any other documents that detail the work to be provided and that form part of the contract documents]*

### B. The Work

Contractor shall perform all work ("Work") in conformance with the plans (unless authorized changes are made). In the event of a conflict between the plans and Contract specifications, the Contract shall prevail. All work shall be done in accordance with all applicable laws and regulations having jurisdiction over the Work. The Work shall consist of the following:

## **1. General Scope**

*Describe the what type of job will be done (e.g., addition, bathroom, porch) as well as size and other general descriptive information.*

Supply labor and materials to [construct / renovate] a \_\_\_\_\_, approximately \_\_\_\_\_ square [feet/meters], according to the aforementioned plans, and the further specifications listed herein.

## **2. Excavation/Clearing**

*Detail what areas of the property will require excavation or clearing, and what the Contractor is responsible for as far as restoration of those areas. Set out the details of excavation or clearance, e.g. number of trees to be removed, etc. What will happen to the wood and stumps? Will disturbed areas be seeded or mulched?*

## **3. Demolition/Site Preparation**

*Describe any demolition work or other site preparation that is required, the steps that will be taken to protect the existing structure, the safety and staging procedures, and the contractor's responsibilities with respect to removing debris.*

## **4. Foundation Work**

- (a) Provide formwork for cast-in-place concrete for the construction as shown on plan, as further specified herein, and as needed for a complete and proper installation.
- (b) Use wood, metal or fiberglass forms for foundations. Forms shall be substantially constructed to prevent bowing or disfigurement during concrete placement and curing.
- (c) Use metal forms or patented paper tube forms for round columns.
- (d) Construct formwork so concrete members and structures are of correct size, shape alignment, elevation and position.
- (e) For footings and foundations, use boards or planks secured to wood or steel stakes, substantially constructed to shapes indicated and to support the required loads.
- (f) Unless otherwise directed, concrete shall reach an ultimate compressive strength of 2500 psi at 28 days.
- (g) Install a polyethylene sheet vapor barrier of the thickness shown on the plans, or 6 mil thickness.
- (h) Provide one coat of bituminous asphalt damproofing, brush application from top of perimeter footing to finish grade.
- (i) Form tie cavities shall be filled completely with a trowel grade patching asphalt.
- (j) Backfill foundation and spread any additional backfill material in an on-site area selected by the Owner.