



2013 - 2015 Texas Residential Construction Contracts Package

(Version 5.0)

published: 09/01/2013

1. Disclaimer
2. Table of Contents
3. Instructions
4. Contract Completion Questionnaire
5. Residential Construction Contract – Fixed Price (For Use with Homes Constructed on the Owner’s Property) **(TAB 1.1)**
Residential Construction Contract – Cost Plus (For Use with Homes Constructed on the Owner’s Property) **(TAB 2.1)**
Addenda:
 - Legal Description (TAB A-1)
 - Schedule of Estimated Construction Costs (TAB A-2)
 - Draw Request Form (TAB A-3)
 - Notice Regarding Expansive Soils (TAB A-4)
 - Final Customer Walk-Thru Approval and Punch List (TAB A-5)
 - Selection / Allowance Schedule (TAB A-6)
 - Change Order (TAB A-7)
 - Real Estate Broker’s Fee Addendum (TAB A-8)
 - Builder’s Disclosure Statement (TAB A-9)
 - Waiver of the List of Subcontractors and Suppliers (TAB A-10)
 - Assignment of Manufactured Product Warranties (TAB A-11)
 - Special Provisions Addendum (TAB A-12)
 - Green Building Disclosure (TAB A-13)
 - Express Limited Home Warranty (TAB A-14)
6. Residential Construction Contract (For Use with Homes Constructed on the Builder’s Property) **(TAB 3.1)**
Addenda:
 - Legal Description (TAB B-1)
 - Special Provisions Addendum (TAB B-2)
 - Financing Addendum (TAB B-3)
 - Addendum for Property Subject to Mandatory Membership in an Owners’ Association (TAB B-4)
 - Tide Waters Notice (TAB B-5)
 - Final Customer Walk-Thru Approval and Punch List (TAB B-6)
 - Selection Schedule (TAB B-7)
 - Change Order (TAB B-8)

Real Estate Broker's Fee Addendum (TAB B-9)
Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAB B-10)
Assignment of Manufactured Product Warranties (TAB B-11)
Notice Regarding Expansive Soils (TAB B-12)
Green Building Disclosure (TAB B-13)
Express Limited Home Warranty (TAB B-14)

7. Residential Completed Home Contract (For Use With Completed Homes Constructed on the Builder's Property) **(TAB 4.1)**

Addenda:

Legal Description (TAB C-1)
Special Provisions Addendum (TAB C-2)
Financing Addendum (TAB C-3)
Addendum for Property Subject to Mandatory Membership in An Owners' Association (TAB C-4)
Tide Waters Notice (TAB C-5)
Final Customer Walk-Thru Approval and Punch List (TAB C-6)
Change Order (TAB C-7)
Real Estate Broker's Fee Addendum (TAB C-8)
Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAB C-9)
Assignment of Manufactured Product Warranties (TAB C-10)
Notice Regarding Expansive Soils (TAB C-11)
Green Building Disclosure (TAB C-12)
Express Limited Home Warranty (TAB C-13)

8. Residential Remodeling Contract – Fixed Price **(TAB 5.1)**
Residential Remodeling Contract – Cost Plus **(TAB 6.1)**
Residential Remodeling Contract – Short Form **(TAB 7.1)**

Addenda:

Legal Description (TAB D-1)
Proposal (TAB D-2)
Draw Request Form (TAB D-3)
Schedule of Estimated Construction Costs (for use with TAB 6.1 Cost Plus Contract) (TAB D-4)
Final Customer Walk-Thru Approval and Punch List (TAB D-5)
Selection / Allowance Schedule (TAB D-6)
Change Order (TAB D-7)
Builder's Disclosure Statement (TAB D-8)
Waiver of List of Subcontractors and Suppliers (TAB D-9)
Lead-Based Paint Pre-Renovation Form (TAB D-10.1)
Certified Renovator's Pre-Renovation Form (TAB D-10.2)
Certified Renovator's Post-Renovation Form (TAB D-10.3)
EPA Renovate Right Pamphlet (TAB D-10.4)
Notice of Right of Rescission (TAB D-11)

Assignment of Manufactured Product Warranties (TAB D-12)
Special Provisions Addendum (TAB D-13)
Notice Regarding Expansive Soils (TAB D-14)
Green Building Disclosure (TAB D-15)
Express Limited Home Warranty (TAB D-16)

9. Independent Contractor and Supplier Agreements
 - Independent Contractor Base Agreement (**TAB 8.1**)
 - Supplier Base Agreement (**TAB 8.2**)
 - Independent Design Professional Base Agreement (**TAB 8.3**)
 - Authorization to Obtain Department of Public Safety Criminal History Record (**TAB 8.4**)
10. Indemnity and Affidavit as to Payment of Bills and Release of Liens (**TAB 9.1**)
11. Agreement Between Owner and Consultant for Builder Services (**TAB 10.1**)
12. Residential Partially Completed Home Contract (For Use With Partially Completed Homes Constructed on the Builder's Property) (**TAB 11.1**)
 - Addenda:**
 - Legal Description (TAB E-1)
 - Special Provisions Addendum (TAB E-2)
 - Financing Addendum (TAB E-3)
 - Addendum for Property Subject to Mandatory Membership in An Owners' Association (TAB E-4)
 - Tide Waters Notice (TAB E-5)
 - Final Customer Walk-Thru Approval and Punch List (TAB E-6)
 - Selection / Allowance Schedule (TAB E-7)
 - Change Order (TAB E-8)
 - Real Estate Broker's Fee Addendum (TAB E-9)
 - Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAB E-10)
 - Assignment of Manufactured Product Warranties (TAB E-11)
 - Notice Regarding Expansive Soils (TAB E-12)
 - Green Building Disclosure (TAB E-13)
 - Express Limited Home Warranty (TAB E-14)
13. Agreement for Termination of Contract and Release (**TAB 12.1**)
14. Lien Waivers
 - Conditional Waiver and Release on Progress Payment (**TAB 13.1**)
 - Unconditional Waiver and Release on Progress Payment (**TAB 13.2**)
 - Conditional Waiver and Release on Final Payment (**TAB 13.3**)
 - Unconditional Waiver and Release on Final Payment (**TAB 13.4**)