



2025 - 2027 Texas Residential Construction Contracts Package

(Version 11.0)

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1. Residential Construction Contract – Fixed Price (For Use with Homes Constructed on the Owner's Property) **(TAB 1.1)**

Addenda:

- Legal Description **(TAB A-1)**
- Not Applicable **(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)**
- Not Applicable **(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)**
- Homeowners Maintenance Guidelines **(TAB A-15)**
- Notice Regarding Heating and Cooling Equipment **(TAB A-16)**

2. 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 (For Use with TAB 2.1 Cost Plus Contract) **(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)**
- Not Applicable **(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)
Homeowners Maintenance Guidelines (TAB A-15)
Notice Regarding Heating and Cooling Equipment (TAB A-16)

3. Residential Construction Contract-Fixed Price (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)
Homeowners Maintenance Guidelines (TAB B-15)
Notice Regarding Heating and Cooling Equipment (TAB B-16)
Notice Concerning Improvement District (TAB B-17)

3.2 Residential Construction Contract-Cost Plus (For Use with Homes Constructed on the Builder's Property) (TAB 3.2)

Addenda:

Legal Description (TAB B-01.1)
Special Provisions Addendum (TAB B-02.1)
Schedule of Estimated Construction Costs (TAB B-03.1)
Financing Addendum (TAB B-04.1)
Draw Request Form (TAB B-05.1)
Builder's Disclosure Statement (TAB B-06.1)
Waiver of List of Subcontractors and Suppliers (TAB B-07.1)
Addendum for Property Subject to Mandatory Membership in an Owners' Association (TAB B-08.1)
Tide Waters Notice (TAB B-09.1)
Final Customer Walk-Thru Approval and Punch List (TAB B-10.1)
Selection / Allowance Schedule (TAB B-11.1)
Change Order (TAB B-12.1)

Real Estate Broker's Fee Addendum (TAB B-13.1)
Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAB B-14.1)
Assignment of Manufactured Product Warranties (TAB B-15.1)
Notice Regarding Expansive Soils (TAB B-16.1)
Green Building Disclosure (TAB B-17.1)
Express Limited Home Warranty (TAB B-18.1)
Homeowners Maintenance Guidelines (TAB B-19.1)
Notice Concerning Improvement District (TAB B-20.1)
Notice Regarding Heating and Cooling Equipment (TAB B-21.1)

4. 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)
Homeowners Maintenance Guidelines (TAB C-14)
Notice Regarding Heating and Cooling Equipment (TAB C-15)
Notice Concerning Improvement District (TAB C-16)

5. Residential Remodeling Contract – Fixed Price (TAB 5.1)

Addenda:

Legal Description (TAB D-1)
Proposal (TAB D-2)
Draw Request Form (TAB D-3)
Not Applicable (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)
 - Homeowners Maintenance Guidelines (TAB D-17)
 - Notice Regarding Heating and Cooling Equipment (TAB D-18)
6. Residential Remodeling Contract – Cost Plus (TAB 6.1)
- 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)
 - Homeowners Maintenance Guidelines (TAB D-17)
 - Notice Regarding Heating and Cooling Equipment (TAB D-18)
- 7.1 Residential Remodeling Contract – Short Form (TAB 7.1)
- Addenda:**
- Legal Description (TAB D-1)
 - Proposal (TAB D-2)
 - Draw Request Form (TAB D-3)
 - Not Applicable (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**)
Homeowners Maintenance Guidelines (**TAB D-17**)
Notice Regarding Heating and Cooling Equipment (**TAB D-18**)

7.2. Residential Remodeling Contract – Modified Short Form (**TAB 7.2**)

Addenda:

Legal Description (**TAB D-1**)
Proposal (**TAB D-2**)
Draw Request Form (**TAB D-3**)
Not Applicable (**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**)
Homeowners Maintenance Guidelines (**TAB D-17**)
Notice Regarding Heating and Cooling Equipment (**TAB D-18**)

8.1- Independent Contractor and Supplier Agreements (**TAB 8.1 through 8.23**)

8.23. Independent Contractor Base Agreement (**TAB 8.1**)

Supplier Base Agreement (**TAB 8.2**)

Independent Professional Services Agreement (**TAB 8.3**)

Authorization to Obtain Department of Public Safety Criminal History Record (**TAB 8.4**)

Job Rules Addendum to Independent Contractor Base Agreement (**TAB 8.5**)

Injury Incident Reporting Form (**TAB 8.6**)

Addendum to Independent Contractor Agreement – Pricing Terms (**TAB 8.22**)

Addendum to Independent Contractor Agreement – Non-solicitation (**TAB 8.23**)

- 9. Indemnity and Affidavit as to Payment of Bills and Release of Liens (**TAB 9.1**)

- 10. Services Agreements (**TAB 10.1 and TAB 10.2**)
 - Agreement Between Owner and Builder Consultant (**TAB 10.1**)
 - Agreement Between Owner and Builder Consultant-Design Agreement (**TAB 10.2**)

- 11. 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**)
 - Homeowners Maintenance Guidelines (**TAB E-15**)
 - Notice Regarding Heating and Cooling Equipment (**TAB E-16**)
 - Notice Concerning Improvement District (**TAB E-17**)

- 12. Agreement for Termination of Contract and Release (**TAB 12.1**)

- 13.1- Lien Waivers and Releases (**TAB 13.1 through 13.4**)
- 13.4 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**)

- 14.1- Lot Sale Addendums and Contracts (**TAB 14.1 through TAB 14.3**)
- 14.3 Lot Sale Addendum (**TAB 14.1**)
 - Lot Reservation Agreement (**TAB 14.2**)
 - Residential Lot Contract with Option to Purchase (**TAB 14.3**)

15. Architect/Design Professional Addendum (**TAB 15.1**)
16. Take Over Special Provision Addendum (**TAB 16.1**)
17. Restrictive Covenant and Confirmation of Arbitration Agreement (**TAB 17.1**)
18. Addendum for Waiver of Appraisal Value (**TAB 18.1**)
19. Notice Regarding 1031 Exchange (**TAB 19.1**)
20. Disclosure of Site Views (**TAB 20.1**)