



2019 - 2021 Texas Residential Construction Contracts Package

(Version 8.0)

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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)**
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)**
Homeowners Maintenance Guidelines **(TAB A-15)**

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)**
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**)
Homeowners Maintenance Guidelines (**TAB A-15**)

3. 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**)
Homeowners Maintenance Guidelines (**TAB B-15**)

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)

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)

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)

7. 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)

8. 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)
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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**)

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

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

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

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**)
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 - Green Building Disclosure (**TAB E-13**)
 - Express Limited Home Warranty (**TAB E-14**)
 - Homeowners Maintenance Guidelines (**TAB E-15**)

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**)

15. Lot Sale Addendum (**TAB 14.1**)

16. Architect/Design Professional Addendum (**TAB 15.1**)