



2023 - 2025 Texas Residential Construction Contracts Package

(Version 10.0)

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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)**
- 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)**
- 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)
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)

4. 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)

5. 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)

6. 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)

7. 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)

8. 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)

9. 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)

10. 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**)
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**)

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

12. 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**)

13. 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**)

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

15. Lien Waivers and Releases (**TAB 13.1 through 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**)

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

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

18. Take Over Special Provision Addendum (**TAB 16.1**)

19. Restrictive Covenant and Confirmation of Arbitration Agreement (**TAB 17.1**)