



**SAMPLE
DOCUMENT**

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CERTIFICATE OF SUBSTANTIAL COMPLETION

THIS AGREEMENT, Made as of **(Current Date)**, In the Year of **(Current Year)**

Between the Owner: **Owner's Name**
Address
Phone Number

And the Contractor: **Contractor's Name**
License Number
Address
Phone Number

For the Project: **Project Name**
Address

The work performed under the Contract Documents for the before mentioned project has been reviewed and found to be substantially complete. The buyer and contractor hereby acknowledge and agree as follows:

1. The project listed above has been constructed according to the Contract Documents, including, plans and specifications, and the buyer understands that the project is subject to change orders, topography, building codes, material availability, construction delays, and other events.
2. The contractor is not obligated to furnish as-built plans, specifications, or drawings. Variations may exist in the overall dimensions of the project, both interior and exterior. The buyer has had ample opportunity to measure the square footage if they so desire.
3. An Inspection Check List of items to be completed on the project has been provided to the Buyer and is attached to this document. The Inspection Check List details items that have been properly constructed or are not in proper condition. Except as noted on the Inspection Check List, the buyer accepts the project as is and understands from now on that they will not have a claim against the contractor for overlooking any item that was not noted on the Inspection Check List or been seen during the buyer's inspection.
4. The buyer understands that the duration of all implied warranties shall be (1) year from the date of final payment or the date of occupancy, whichever is later. The buyer understands that no warranties are being made by the contractor, except for the written Limited Warranty provided by the contractor as part of the Contract Documents. Accepting the Limited Warranty, the buyer will have no right to recover or claim for any incidental, consequential, secondary, punitive or special damages or attorney's fees.
5. The date of Substantial Completion is hereby established as: **(Completion Date)**. This date is also the date of all applicable warranties required by the Contract Documents and is stated below.

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6. The Contractor will complete or correct the work on the attached [redacted] within **(number of days)** days.

ACCEPTANCE

The Buyer accepts the project as substantially complete and will assume [redacted] said Inspection Check List is completed and full payment is received by [redacted]

Contractor

Dated

Owner

Dated

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