

RESIDENTIAL CONSTRUCTION CONTRACT

General U.S. homeowner-contractor template

1. PARTIES

Owner / homeowner: _____

Owner address: _____

Owner email / phone: _____

Contractor / company: _____

Contractor address: _____

License / registration number (if applicable): _____

Contractor email / phone: _____

2. PROJECT AND SCOPE

Project address: _____

Detailed scope of work:

Excluded / owner-supplied work:

Plans, specifications and exhibits:

3. SCHEDULE

Planned start: _____

Planned substantial completion: _____

Known schedule assumptions / contingencies:

4. CONTRACT PRICE AND PAYMENT SCHEDULE

Contract price (USD): _____

Pricing basis / inclusions:

Payment milestones:

Work stage / milestone Amount / % When due

1. _____

2. _____

3. _____

4. _____

5. _____

Deposit and progress-payment rules vary by state. Verify applicable law before signing.

5. PERMITS, INSPECTIONS AND INSURANCE

Permit responsibility: ☐ Contractor ☐ Owner ☐ Exhibit

Insurance / certificate details:

6. CHANGE ORDERS

Change Price impact Schedule impact

1. _____

2. _____

3. _____

4. _____

Document scope, price and schedule changes in writing before changed work proceeds.

7. COMPLETION, PUNCH LIST AND WARRANTY

Final walkthrough / punch-list process:

Contractor warranty offered (if any):

8. STATE-SPECIFIC NOTICES AND EXHIBITS

Required cancellation, lien, licensing, deposit, escrow or other notices:

9. ADDITIONAL TERMS

STATE / LOCAL REVIEW CHECKLIST

- ☐

Licensing / registration requirements checked
- ☐

Required cancellation notices checked
- ☐

Lien / preliminary notice requirements checked
- ☐

Deposit / progress-payment rules checked
- ☐

Required exhibits attached

10. SIGNATURES

OWNER / HOMEOWNER CONTRACTOR

Signature / date Signature / date

GENERAL TEMPLATE ONLY — NOT LEGAL ADVICE

State and local law may require additional terms, notices, formatting, licensing information or cancellation language. This template should be adapted to the project and reviewed for the state and locality where the work will be performed.