

Remodel Contract

This **Remodel Contract** ("**Agreement**") is entered into on by and between the parties below:

Contractor

Client

WHEREAS, Client owns or has authority to authorize work at
 ("Property"); and

WHEREAS, Client wishes to retain Contractor to perform the remodeling work described in this Agreement, and Contractor agrees to perform that work under these terms.

1. Scope of Work

Contractor will provide the labor, materials, equipment, supervision, and services necessary to complete the following remodeling project:

Contractor will perform the work in a professional and workmanlike manner and in accordance with applicable building requirements. Work not expressly described in this Agreement is outside the Scope of Work and requires a written Change Order.

2. Project Details

Item	Details
Property	
Estimated Start Date	
Estimated Completion Date	
Contract Price	
Deposit Due at Signing	
Progress Payment Schedule	
Final Payment	

Estimated dates are subject to reasonable delays caused by weather, material availability, inspections, concealed conditions, Client changes, labor shortages, or events outside Contractor’s reasonable control.

3. Contract Price and Payment

Client will pay Contractor the Contract Price stated above for the Scope of Work. Payments are due according to the payment schedule in this Agreement.

Contractor may suspend work upon written notice if a payment remains unpaid for days after its due date. Client remains responsible for reasonable costs resulting from the suspension, including remobilization, storage, and scheduling impacts.

Final payment is due when the work is substantially complete. Substantially complete means the project can be used for its intended purpose, except for minor items that do not materially affect use or safety.

4. Materials and Allowances

The Contract Price includes the materials and allowances identified below:

Item	Allowance	Selected Material or Finish

If Client selects materials that exceed an allowance, Client will pay the difference through a written Change Order. Contractor may substitute unavailable materials with materials of comparable quality after consulting Client.

5. Change Orders

Any change to the Scope of Work, materials, price, or schedule must be documented in a written Change Order signed by Client and Contractor before the changed work begins.

A Change Order must describe the revised work, cost adjustment, and schedule impact. Verbal requests, site discussions, or informal messages do not amend this Agreement unless incorporated into a signed Change Order.

6. Permits and Approvals

is responsible for obtaining permits required for the Scope of Work. Client will provide reasonable access and cooperation for permit applications, inspections, association approvals, and utility coordination.

Client is responsible for obtaining any approval required from a homeowners’ association, landlord, co-owner, or other party with an interest in the Property, unless otherwise stated in writing.

7. Client Responsibilities

Client will provide Contractor with reasonable access to the Property during normal working hours and will maintain safe access to the work area. Client will remove or protect personal property, valuables, and fragile items near the work area unless Contractor agrees otherwise in writing.

Client will make timely decisions regarding materials, finishes, and approvals. Delays caused by Client's failure to make decisions or provide access may extend the project schedule and increase costs.

8. Site Conditions

Contractor's price is based on conditions that are reasonably visible or disclosed before work begins. If Contractor discovers concealed or unexpected conditions, including water damage, mold, structural issues, outdated wiring, hazardous materials, or code-required corrections, Contractor will notify Client.

Work required to address those conditions is outside the Scope of Work unless included in a signed Change Order.

9. Protection, Cleanup, and Property Care

Contractor will take reasonable steps to protect the work area and will remove construction debris generated by the project. Remodeling work may create dust, noise, vibrations, temporary service interruptions, and limited access to portions of the Property.

Contractor is not responsible for pre-existing damage, normal wear, or damage caused by conditions outside Contractor's control.

10. Warranty

Contractor warrants its workmanship for following substantial completion. If Client gives written notice of a covered workmanship defect during that period, Contractor will have a reasonable opportunity to inspect and correct the defect.

This warranty does not cover normal wear, misuse, lack of maintenance, damage caused by Client or third parties, manufacturer defects, or work performed by others. Manufacturer warranties apply directly to the extent available.

11. Insurance and Risk of Loss

Contractor will maintain commercially reasonable insurance for its operations. Client will maintain property insurance for the Property and its contents.

Client bears the risk of loss to the Property and personal belongings except to the extent loss is directly caused by Contractor's negligent or intentional conduct.

12. Termination

Either party may terminate this Agreement if the other party materially breaches it and fails to correct the breach within days after receiving written notice describing the breach.

Client may terminate this Agreement without cause by written notice. In that event, Client will pay Contractor for completed work, materials ordered or delivered, non-cancellable commitments, and reasonable costs incurred through the termination date.

Upon termination, Contractor will secure the work area, remove its tools and equipment, and provide Client with information reasonably needed to continue the project.

13. Limitation of Responsibility

Contractor is responsible only for direct losses caused by its failure to perform the work as required by this Agreement. Contractor is not responsible for indirect losses, lost use, lost profits, or delays caused by conditions outside Contractor's reasonable control.

Nothing in this clause limits responsibility that cannot lawfully be limited.

14. Dispute Resolution

The parties will first attempt in good faith to resolve any dispute through direct discussion. If the dispute is not resolved, either party may pursue available legal remedies after providing written notice to the other party.

15. Governing Law

This Agreement is governed by the laws of , without regard to rules that would require another jurisdiction’s laws to apply.

16. Notices

Any notice required under this Agreement must be in writing and delivered personally, by recognized courier, by certified mail, or by email with confirmation of transmission to the contact information in the first page of this Agreement.

17. Entire Agreement and Amendments

This Agreement, including all signed Change Orders, is the entire agreement between Client and Contractor regarding the project. It replaces prior discussions and understandings about the Scope of Work.

Any amendment must be in writing and signed by both parties.

18. Severability

If any provision of this Agreement is found unenforceable, the remaining provisions will remain effective to the fullest extent permitted by law.

19. Signatures

By signing below, Client and Contractor confirm that they have read, understood, and agree to this Agreement.

Contractor

Name

Date

Signature

Client

Name

Date

Signature



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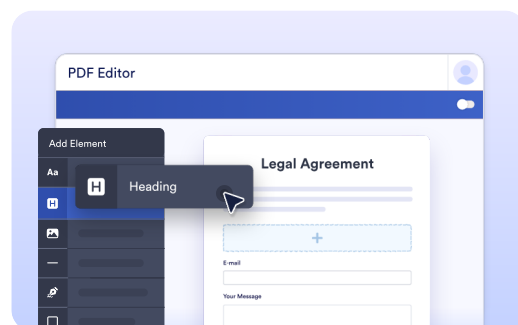
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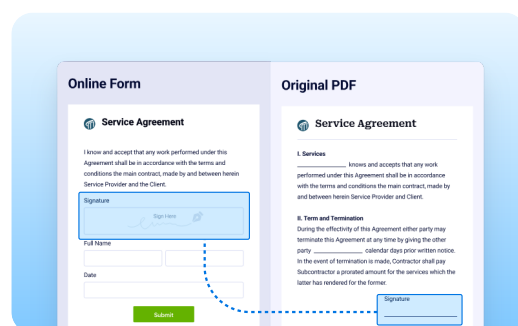
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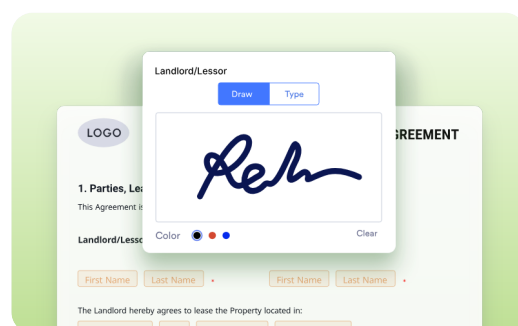
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