

**AIA[®]****Document G704™ – 2000****Certificate of Substantial Completion**PROJECT: *(Name and address)*

PROJECT NUMBER:

CONTRACT FOR:

CONTRACT DATE:

TO OWNER: *(Name and address)*TO CONTRACTOR: *(Name and address)*OWNER ☐ARCHITECT ☐CONTRACTOR ☐FIELD ☐OTHER ☐

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

ARCHITECT

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$

The Contractor will complete or correct the Work on the list of items attached hereto within
() days from the above date of Substantial Completion.

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at
(time) on (date).

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: *(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

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American Institute of Architects

A red circular graphic with a gradient, appearing as a partial circle or a thick curved line, located to the right of the American Institute of Architects text.

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Substantial Rehabilitation & New Construction William Duncan, 2013-11-11 The procedures in this manual distill six years of learning about the most efficient acquisition and construction methods in this country for high volume production of housing affordable to low income people The people in the Rehab Work Group at The Enterprise Foundation have gathered this information first hand and conveyed it in training workshops on production management throughout the country Over 2000 participants in the workshops have included rehab specialists from city housing departments construction managers of single and multifamily rehab projects program managers from both nonprofit housing development organizations and city rehab departments as well as students in colleges and universities They are becoming the backbone of a new cadre of effective producers of affordable housing In the 30 cities and several rural areas where we have both learned and applied these production management techniques they have resulted in savings of 5 10 even 25 percent of the cost of housing development The Enterprise Foundation is a national nonprofit organization that my wife Patty and I launched in 1982 The Foundation's mission is to see that all very low income Americans have the opportunity for fit and affordable housing within a generation and work their way up and out of poverty into the main stream of American life *The CSI Construction Product Representation Practice Guide* Construction Specifications Institute, 2013-04-05 The must have reference on construction product representation and the essential study aid for the Certified Construction Product Representative CCPR Exam The CSI Practice Guides are a library of comprehensive references specifically and carefully designed for the construction professional Each book examines important concepts and best practices integral to a particular aspect of the building process The CSI Construction Product Representation Practice Guide is an authoritative resource for the principles and best practices of effective construction product representation This easy to follow guide includes Coverage of the construction process and the roles the construction product representative can play in it Information that clients require to select appropriate products to meet project requirements Knowledge preparation and use of construction documents The role the product representative plays in an Integrated Product Delivery IPD workflow Access to a password protected website with bonus content including a PDF of the printed book and copies of CSI format documents such as UniFormat and SectionFormat PageFormat The CSI Construction Product Representation Practice Guide is an essential resource for building product manufacturers sales representatives and related professionals and a valuable study aid to help prepare for the Certified Construction Product Representative CCPR Exam **The CSI Construction Contract Administration Practice Guide** Construction Specifications Institute, 2011-01-19 Get the must have reference on construction contract administration and the essential study aid for the Certified Construction Contract Administrator CCCA Exam The CSI Construction Contract Administration Practice Guide Takes an in depth look at standard contract documents and their successful use in construction projects Provides expert commentary on various standard forms and their use in documenting design decisions

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organization preparation and use of construction information and the only one to cover the construction process from planning and design to construction administration It details the basic practices involved in project delivery systems cost estimating construction documents and code appliance This new edition expands that scope to include information on project conception and project representation This material combined with a full complement of documents contracts and forms makes this the single most comprehensive practice reference in the construction industry The Architecture Student's Handbook of Professional Practice American Institute of Architects,2011-09-26 Written by The American Institute of Architects this is the definitive textbook on practice issues written specifically for architecture students Specifically written for emerging architects this is the first unabridged guide specifically for architecture students about to begin their careers It is required reading in a professional practice course that architecture students must take within their final two years of school **The Construction and Demolition of the Rockdale Apartment Project, Atlanta, Ga** United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on Housing and Community Development,1978

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