

CONSENSUSDOCS 280 CERTIFICATE OF SUBSTANTIAL COMPLETION

This document was developed through a collaborative effort of entities representing a wide cross-section of the construction industry. The organizations endorsing this document believe it represents a fair and reasonable consensus among the collaborating parties of allocation of risk and responsibilities in an effort to appropriately balance the critical interests and concerns of all project participants.

These endorsing organizations recognize and understand that users of this document must review and adapt this document to meet their particular needs, the specific requirements of the project, and applicable laws. Users are encouraged to consult legal, insurance and surety advisors before modifying or completing this document. Further information on this document and the perspectives of endorsing organizations is available in the ConsensusDOCS Guidebook.

Substantial Completion of the Work, or of a designated portion, occurs on the date when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner may occupy or utilize the Project, or a designated portion, for the use for which it is intended.

PROJECT: _____

Project No. _____

IMPORTANT: A vertical line in the margin indicates a change has been made to the original text. Prior to signing, recipients may wish to request from the party producing the document a "redlined" version indicating changes to the original text. Consultation with legal and insurance counsel and careful review of the entire document are strongly encouraged.

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Contractor: _____

Contract for _____

TO (Owner): _____

Date of Issuance: _____

Architect/Engineer: _____

Project or Designated Area Shall Include:

The Work under this Agreement has been reviewed and found to be substantially complete. The Date of Substantial Completion is hereby established as _____, which is also the date of commencement of warranties and guarantees required by the Contract Documents.

A list of items to be completed or corrected is appended hereto. Corrections or changes called for in this list will be made within _____ Days from the date of this Certificate. Signing of this Certificate of Substantial Completion by the Owner in no way alters the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents, including untested or deferred Work.

The Contractor and Owner respectively, shall be responsible for security, maintenance, utilities, insurance and damage to the Work as follows:

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

Contractor:

By: _____

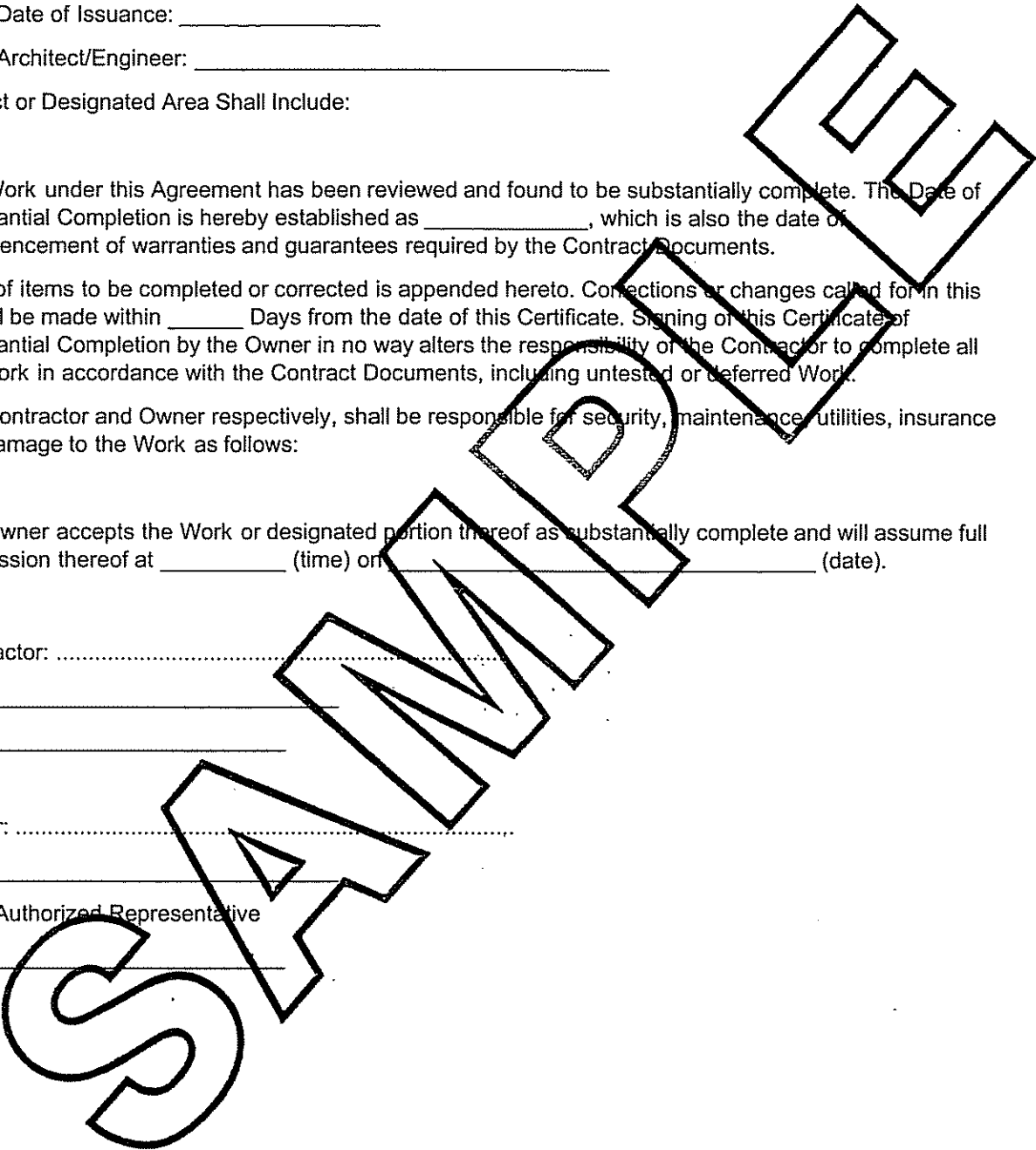
Date: _____

Owner:

By: _____

Authorized Representative

Date: _____



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