AIA® Document G704™CMa – 1992

Certificate of Substantial Completion, *Construction Manager-Adviser Edition*

PROJECT: *(Name and address)*

PROJECT NUMBER:

CONTRACT FOR:

CONTRACT DATE:

OWNER ☐
CONSTRUCTION MANAGER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

TO OWNER: *(Name and address)*

TO CONTRACTOR: *(Name and address)*

DATE OF ISSUANCE:

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and 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 thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as   , which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty   Date of Commencement

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.

CONSTRUCTION MANAGER	BY *(Signature)*	DATE

ARCHITECT	BY *(Signature)*	DATE

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 *(Signature)*	DATE

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

OWNER	BY *(Signature)*	DATE

The responsibilities of the Owner and the 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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