



Document G704™ – 2017 Instructions

Certificate of Substantial Completion

GENERAL INFORMATION

Purpose. AIA Document G704™ was developed to establish the date of Substantial Completion for the purpose of commencement of applicable warranties and to allow the Owner to occupy or utilize the Work or designated portion thereof.

Related Documents. This document was prepared for use under the terms of AIA Document A201™, General Conditions of the Contract for Construction; and under the general conditions contained in AIA Documents A104™ and A105™.

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CHANGES FROM THE PRIOR EDITION (G704™ -2000)

G704-2017 includes a revised information block to identify the Project, Contract, Owner, Architect, Contractor, and information relevant to the Certificate of Substantial Completion. G704-2017 was reorganized so the Architect can sign the form, and include the date of Substantial Completion, immediately after the description of the Work the Architect is certifying. Also, the paragraph regarding warranties was updated to clarify that warranties commence on the date of Substantial Completion unless the parties indicate otherwise in this form.

COMPLETING G704-2017

After the first paragraph, the Architect should insert a detailed description of the Project or portion(s) of the Project that has been accepted as being substantially complete. The Architect should sign and date the form after the first paragraph to indicate that the Work identified has achieved Substantial Completion.

Warranties. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work. If any warranties are to commence on a different date, the parties should identify those warranties in this section and provide their alternative commencement dates.

Work to be Completed or Corrected. The Architect should provide the Owner and Contractor a list of items that are to be completed or corrected, determine dates for completion, and establish a cost estimate of such Work.

EXECUTING THE DOCUMENT

The Owner, Architect, and Contractor should execute AIA Document G704 at their respective signature lines.