

Harbor Ridge — Whole-House Renovation Agreement

Kitchen & pantry, primary suite, exterior envelope — prepared for The Owners

The Bid Room · revenuerrx.agency/bid-room



HOMEOWNER

The Owners

Harbor Ridge, Lot 12, Anytown, ST
owners@example.com
(000) 000-0000

CONTRACTOR

The Bid Room — a Revenue Rx document system

revenuerrx.agency/bid-room
Registration #000000 · Construction Supervisor Licence #000000

This Agreement is entered into on December 1, 2026 between **The Bid Room — a Revenue Rx document system** ("Contractor") and **The Owners** ("Homeowner"), for work to be performed at the property located at **Harbor Ridge, Lot 12, Anytown, ST** (the "Property").

The Contract Documents

This Agreement, together with the documents listed below and any written change orders signed after its date, forms the entire agreement between the parties and replaces the letter of intent dated September 4, 2026 and every estimate and proposal before it:

- Drawing set A1.0–A6.2, "Harbor Ridge Renovation", dated October 2026.
- Scope narrative and specification, dated October 2026.
- Selections schedule, dated November 2026.

Scope of Work

The Contractor agrees to furnish all labor, materials and equipment necessary to complete the renovation of the kitchen and pantry, the primary suite, and the west and south exterior elevations of the residence, in accordance with the contract documents listed above.

The scope of work includes:

- Demolition of the existing kitchen, pantry partitions, primary bath and affected flooring.
- Framing alterations shown on the drawings, including the new primary bath layout.
- Window replacement on the west elevation with the specified units.
- Siding, trim and flashing repair where the envelope is opened, and re-flashing of the porch roof and two dormers.
- Plumbing, electrical and HVAC rough-ins to suit the new plans.
- Insulation, drywall, interior trim and paint throughout the affected areas.
- Cabinetry, counters, tile and plumbing fixtures per the selections schedule.
- Final cleaning and punch-list completion.

Materials & Selections

Cabinetry, counters, tile, plumbing fixtures, lighting and hardware are selected by the Homeowner from the selections schedule. Selections not final at signing are carried as allowances below and are due no later than the dates in the construction schedule; a late selection that delays the work extends the schedule accordingly.

Allowances

Allowance	Included in the contract sum
Appliance package	\$28,000.00
Plumbing fixtures — primary bath	\$16,000.00
Interior lighting	\$9,500.00

An allowance is a placeholder, not a price. Where the Homeowner's selection costs more or less than the allowance carried above, the difference is added to or deducted from the contract sum by written change order.

Contract Sum

Item	Amount
Contract Amount	\$742,000.00
Change Order 001 — pantry window relocation	\$4,800.00
Contract Sum	\$746,800.00

The contract sum is based on the contract documents listed above and on subcontractor pricing held through March 2027. Material escalation beyond that window is handled by written change order.

Payment Schedule

Draw	Basis	Amount
Deposit on signing	10%	\$74,680.00
Mobilization and demolition complete	20%	\$149,360.00
Framing, windows and envelope repair complete	25%	\$186,700.00
Mechanical rough-ins complete and inspected	20%	\$149,360.00
Cabinetry, tile and interior finishes complete	20%	\$149,360.00
Substantial completion and final punch	5%	\$37,340.00
Total		\$746,800.00

Each draw is invoiced as the milestone it names is reached and is due on receipt. Work may be suspended on any draw that remains unpaid, and the schedule extended accordingly. The design fee paid under the pre-construction design agreement has been credited against the contract sum above.

Schedule

Work is anticipated to begin in February 2027 and to reach substantial completion within approximately twenty-two weeks, sequenced envelope first. Permit timing, window lead time, weather and the dates of Homeowner selections can move both dates; material changes to the schedule are confirmed in writing.

Changes in the Work

No change to the scope, the contract sum or the schedule is binding unless it is recorded in a written change order signed by both parties before the changed work begins. Concealed or unforeseen conditions discovered once work is underway are handled the same way: the Contractor stops, prices the condition, and the parties sign before it proceeds.

Homeowner Responsibilities

- Selections made by the dates shown in the construction schedule.
- Access to the Property during normal working hours.
- Removal of personal property from the work areas before demolition.

- Written decisions returned within three business days of a written request.

Permits

The Contractor will apply for the building permits required for the work described above. Fees for permits, and any engineering, survey or specialty consultant work a permit requires, are the responsibility of the Homeowner unless stated otherwise in this Agreement.

Insurance

The Contractor carries general liability and workers' compensation insurance and will furnish certificates on request. The Homeowner is responsible for maintaining property insurance on the Property, including coverage appropriate to a construction project.

Warranty

The Contractor warrants the workmanship of the work described in this Agreement for one (1) year from substantial completion, and will correct defective workmanship reported in writing within that period at no cost to the Homeowner. Manufacturer warranties on materials, equipment and appliances pass through to the Homeowner. This warranty does not cover damage from misuse, deferred maintenance, alteration by others, or normal wear.

Exclusions

- Roof replacement beyond the flashing repair described in the scope of work.
- Landscaping restoration beyond disturbed work areas.
- Hazardous material testing, abatement or disposal.
- Additional excavation or unforeseen site conditions.
- Painting, staining or sealing of surfaces not directly affected by the work.
- Furniture, window treatments and appliances beyond the allowance carried above.

Termination

Either party may terminate this Agreement on seven (7) days' written notice if the other fails to perform a material obligation and does not cure it within that period. On termination the Homeowner pays for work performed and materials ordered through the date of termination, including the Contractor's overhead and profit on that work.

Dispute Resolution

The parties will first attempt to resolve any dispute by direct discussion. A dispute not resolved that way will be submitted to mediation before either party begins any other proceeding. [Your attorney supplies the arbitration or venue language required in your state, in the type size that state requires.]

Governing Law

This Agreement is governed by the laws of the state in which the Property is located.

Required Notices

[Specimen document — the statutory block is intentionally left as a placeholder. In a live contract this section carries your contractor registration and licence numbers, the cancellation rights and warnings your state requires, and any mandated warranty or dispute-resolution language, in your attorney's wording.]

Acceptance

By signing below, both parties acknowledge that they have read this Agreement in full, that it contains the entire agreement between them for the work described, and that they agree to its terms.

HOMEOWNER

The Owners

SIGNATURE

DATE

CONTRACTOR

J. Rivera, President

The Bid Room — a Revenue Rx document system

SIGNATURE

DATE

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