


GEERS BROS.
— BUILDERS —
Three Generations of Quality Homes

Builder's License #2102133847

Agreement and Specifications

Purchaser:

Date:

Plan No.

Elevation:
Size of Garage:
Size of Deck:

Size of House:
Size of Porch:

FOUNDATION:

Foundation Waterproofing:
Footing Drains:
Size of Footing:
Size of Wall:
Center Supporting Wall:
Basement Windows:

CONCRETE FLAT WORK:

Basement Floor:
Driveway:
Garage Floor:
Sidewalks:
Patio:

***Note:** The contractor shall not be responsible for any problems which may develop in the surface of flat concrete work, such as stone pops, cracks that may occur in the basement, garage floor, or any exterior flat concrete work due to conditions beyond the builder's control.

CHIMNEY:

Fireplace:

EXTERIOR WALLS:

Studs:
Stud Wall Height:

Sample Agreement

Insulated Sheeting:

Siding:

Overhangs:

Stone or Brick:

Shutters:

Porch Post:

Porch Railing:

FLOOR FRAMING:

Joist:

Sub Floor:

CEILING & ROOF FRAMING:

Roof Truss:

Overhang Size:

Roof Plywood:

Shingles & Felt:

Gutters:

DOORS:

Front Door:

Service Door:

Interior Door:

Closet Door:

Garage Door:

Patio Doors:

WINDOWS:

Make:

Type & Material:

Screens:

INSULATION:

Ceiling:

Walls:

WALLS & CEILING FINISH:

House Dry Wall:

Garage Dry Wall:

INTERIOR TRIM:

Material & Pattern:

Sample Agreement

CABINETS:

Material & Style:

Countertops:

Vanity:

Built In Units:

PAINTING:

Exterior:

Interior:

Woodwork:

HEATING:

Type Of Heat:

Make & Size:

Gas Service By:

Air Conditioning:

PLUMBING:

Kitchen:

Sink:

Faucet:

Disposal:

Ice Maker:

Main Floor:

Lavatory:

Faucet:

Stool:

Shower:

Shower Valve:

Tub Shower:

Tub Filler:

Upper Bath:

Lavatory:

Faucet:

Stool:

Shower:

Shower Valve:

Tub Shower:

Tub Filler:

Sample Agreement

Fixture Color:
Mirrors:
Basement:
Sump Pump:
Outside Faucets:
Lift Pump:
Water Heater:
Circulator Line:

Sample Agreement

APPLIANCES:

Spacemaker Microwave:
Dishwasher:

LOT FURNISHED BY:

FILL DIRT HAULED IN OR OUT BY:

Builder using excavating and fill sand allowance.

The contractor shall carry compensation & liability insurance and shall hold the owner free and harmless from liability for any injury or death which could arise from the operation under this contract.

CHANGES:

Any changes shall be paid at the cost of material and \$50.00 per labor hour per man.

WARRANTY:

The builder carries a one year warranty on all workmanship by subcontractors hired by Geers Bros. Builders, Inc. Products supplied by subcontractors are covered under the manufacturer's warranty. Any subcontractor the customer chooses outside of the subcontractors that serve Geers Bros. Builders, Inc. will be the responsibility of the customer. Geers Bros. Builders, Inc. will not be responsible for any workmanship, products, or resulting damages from them.

MISCELLANEOUS:

Builder is responsible for site clean-up.
Final house cleaning prior to occupancy.
Utilities to be paid by builder until certificate of occupancy is received.
Typical construction is 4-5 months depending on the season.

OCCUPANCY:

Physical occupancy of said home shall be granted to purchaser upon completion and payment in full. Occupancy by purchaser shall constitute full acceptance and satisfaction in accordance with the plans and specifications by purchaser. Occupancy by purchaser before permission to occupy is granted by builder, shall result in the full contract price being due immediately and an end of all further work by the

builder, whether or not all work is complete. By such illegal occupancy, or occupancy without payment in full, the purchaser shall forfeit all rights under the warranty granted by purchaser.

BASE PRICE: \$

ALLOWANCES:

Excavation: \$
 Fill Sand: \$
 Sewer Run-In: \$
 Sewer Permit: \$
 Footing Stone, Tile & Gravity Line: \$
 Gas/Electric Run-In: \$
 Well: \$
 Masonry: \$
 Front Door & Side Light: \$
 Electrical Wiring: \$
 Electrical Fixtures: \$
 Floor Covering & Countertops: \$
 Appliances: \$
 Cabinets: \$
Total Allowances: \$

TOTAL PRICE WITH ALLOWANCES: \$

OPTION #1

Labor and material to

-
-
-
-
-
-
-

Option Total: \$

ALLOWANCES:

\$
\$
\$
\$
\$
\$

Total Allowances: \$

Option #1 Total w/ Allowances: \$

Sample Agreement

We, insert name, choose the following options:

	Yes	No	Price
1	_____	_____	\$ _____
2	_____	_____	\$ _____

Total Price of Options: \$ _____

Total Contract Price Including Options: \$ _____

PRICE GOOD FOR 30 DAYS

PROGRESS PAYMENTS: The owner shall make payments on contract as follows:

1. When foundation is in: 15%
2. When house is ready for drywall: 30%
3. Finish carpenter work is complete: 30%
4. Upon completion of project: Balance Due

WE AGREE TO THE TERMS OF THIS CONTRACT STATED IN THE AGREEMENT AND SPECIFICATIONS DETAILED ABOVE:

BUYER: _____
Name Name DATE

SELLER: _____
GEERS BROS. BUILDERS – Mike Geers DATE

Sample Agreement