



JCR-CP-5
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CERTIFICATE OF SUBSTANTIAL COMPLETION

RECOMMENDATION:

AIA Form No. G – 704 should be used by all architects and for all contracts as noted in Article 9.8 of the 1997 AIA Document A201.

COMMENTS:

- A. The nationally approved AIA Form provides complete coverage of the substantial completion and owner's occupancy problems.
- B. Execution of this form starts:
 - 1. The 30-day period prior to final payment of retainage.
 - 2. The beginning of warranty period.
- C. Retainage should be released except for an amount to cover incomplete work. A cost estimated to cover the unfinished work should be established and an amount three (3) times the estimate should be withheld until satisfactory completion.

Rev. 02/04

End of JCR-CP-5

This recommendation, while not mandatory, is the diligent work of a committee which is drawn from a cross section of the construction industry represented by architects and general contractors. The committee presents this recommendation with the expectation that it will be adhered to voluntarily.
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