

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: (name and address)
INDEPENDNCE FACADE
IMPROVEMENTS PHASE 1
331 1ST ST. EAST
INDEPENDENCE, IA 50644

CONTRACT INFORMATION:
Contract For: INDEPENDNCE FACADE
IMPROVEMENTS PHASE 1

CERTIFICATE INFORMATION:
Certificate Number: 2118

Date: MARCH 28TH, 2022

Date:

OWNER: (name and address)
City of Independence
331 1ST ST. EAST
INDEPENDENCE, IA 50644

ARCHITECT: (name and address)
Curtis Architecture & Design P.C.
3408 Woodland Ave.
Suite #302
West Des Moines, Iowa

CONTRACTOR: (name and address)
Cornerstone Commercial Contractors Inc.
401 7th St.
Corning, Iowa 50841

The Work identified below has been reviewed and found, to the 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 is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All designated improvements to 112 3RD AVE NE AND 203,205,213,217, & 221 1st St. E.

Curtis Architecture &
Design P.C.

ARCHITECT (Firm Name)

SIGNATURE

Rod Curtis,
Owner/Architect

PRINTED NAME AND TITLE

12-01-20 23

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

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. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Cornerstone Commercial
Contractors, Inc.

CONTRACTOR (Firm
Name)

Jason
Kentner

SIGNATURE

Jason Kentner, Owner

PRINTED NAME AND TITLE

04-17-2024

DATE

OWNER (Firm Name)

SIGNATURE

PRINTED NAME AND TITLE

DATE