

LIST OF SUBCONTRACTORS AND SUPPLIERS

INSTRUCTIONS FOR USE

(These Instructions are not to be given to customers.)

DISCLAIMER: This product is for general information purposes only and is not a substitute for the advice of an attorney. Non-lawyers should seek the advice of an attorney licensed in Texas in all legal matters, including verification of the fitness of this material for your particular purpose. Edward H. Cross is licensed to practice law only in the State of California.

Introduction: Texas law requires contractors to provide subcontractor lists under certain situations (for more information, please see Property Code section 53.256 and the related sections in the Selected Statutes for Disaster Recovery Contractors, provided with this package).

Application: Unless the building owner has waived the right to the List of Subcontractors and Suppliers (see below), the original contractor on a project for the construction of improvements under a **residential** construction contract must provide the owner a written list that identifies by name, address, and telephone number for each subcontractor and supplier the contractor intends to use.

Waiver: The law also allows a contractor to *request* a waiver of the requirement to provide the list. A waiver form is provided with this package, but providing the list helps to establish transparency, which can improve customer relations. If the right is not waived, the contractor must be very careful to update the list as changes occur.

Execution: The first paragraph in bold capital letters is required by Texas statute. The second paragraph is optional explanatory information designed to make the form easier to use. It serves as a handy reminder that, among other things, the Contractor must also provide an updated List of Subcontractors and Suppliers not later than the 15th day after the date a subcontractor or supplier is added or deleted. Fill in every blank on the form (use “n/a” where the subject matter is truly inapplicable). Initial the bottom of the page, get the customer’s initials on the bottom, and give the customer a copy of the completely filled-in and initialed form.