



ENGINEERING DEPARTMENT

Post Office Box 1190
 Fort Collins, Colorado 80522-1190
 (970) 498-5700
 FAX (970) 498-7986

Contractor's Affidavit - Improvement or Repair of Structure

Property Address: _____
 Parcel Number: _____
 Owner's Name: _____
 Owner's Address: _____
 Owner's Phone: _____
 Contractor: _____
 Contractor's Phone: _____
 Contractor's License Number: _____
 Date of Contractor's Estimate: _____

I hereby attest that I have personally inspected the building located at the above-referenced address and discussed the nature and extent of the work requested by the owner, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement.

At the request of the owner, I have prepared the attached cost estimate for all of the improvement and repair work requested by the owner and the cost estimate includes the applicable costs listed on the inclusions/exclusion list on the back of this form. If the work is repair of damage, I have prepared a cost estimate to repair the building to its pre-damage condition.

The following is only applicable if I am chosen as the contractor to perform the work:

I acknowledge that, during the course of construction, if the owner requests more work or modification of the work described in the bid estimate, a revised bid estimate must be provided to Larimer County, which will re-evaluate its comparison of the total cost of work to the pre-project market value of the building to determine if the total cost of work will equal or exceed 50 percent of the pre-project market value of the structure. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action if inspection of the property reveals that I have made or authorized repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

ACKNOWLEDGED AND AGREED TO this ____ day of _____, 20__.

 Contractor's Signature

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20 __,
 by _____

Witness my hand and official seal: _____

Notary Public

My commission expires: _____

Included Costs

Items that must be included in the costs of improvement or costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials and owner or volunteered labor
- Site preparation related to the improvement or repair (foundation excavation, filling in basements)
- Demolition and construction debris disposal
- Labor and other costs associated with demolishing, moving, or altering building components to accommodate work
- Costs associated with complying with any other regulation or code requirement that is triggered by the work, ie ADA
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
 - Foundations (spread or continuous foundation footings, perimeter walls, chainwalls, pilings, columns, posts,)
 - Monolithic or other types of concrete slabs
 - Bearing walls, tie beams, trusses
 - Joists, beams, subflooring, framing, ceilings
 - Interior non-bearing walls
 - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
 - Windows and exterior doors
 - Roofing, gutters, and downspouts
 - Hardware
 - Attached decks and porches
- Interior finish elements, including:
 - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
 - Bathroom tiling and fixtures
 - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
 - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)
 - Interior doors
 - Interior finish carpentry
 - Built-in bookcases and furniture
 - Hardware
 - Insulation
- Utility and service equipment, including:
 - HVAC equipment
 - Plumbing fixtures and piping
 - Electrical wiring, outlets, and switches
 - Light fixtures and ceiling fans
 - Security systems
 - Built-in appliances
 - Central vacuum systems
 - Water filtration, conditioning, and recirculation systems

Excluded Costs

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, septic systems, and wells.
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes
- Plug-in appliances such as washing machines, dryers, and stoves