



Draw Schedule Template

Payments tied to the calendar pay for time. Payments tied to milestones pay for work. Bring this to the contract conversation, not the bid conversation — it is a negotiation document. Percentages are a typical residential starting point; set the dollars against your contract total.

Contract total: \$ _____

Milestone schedule

Milestone	Must be visibly complete before this payment	Draw %	Draw \$	Owner sign-off
Deposit / mobilisation	Signed contract, permits applied for, start date set	10%	\$	
Demolition & rough framing complete	Demo done and hauled; any framing or structural changes up	15%	\$	
Rough-ins passed	Plumbing, electrical, and HVAC rough inspections signed off	20%	\$	
Insulation & drywall complete	Insulation inspected; drywall hung, taped, finished to the agreed level	15%	\$	
Cabinets set & trim complete	Cabinets installed, interior doors and trim hung, counters templated	15%	\$	
Tile, flooring & paint complete	Finished floors and tile in, walls painted, countertops set	15%	\$	
Final: fixtures, inspection & punch list	Fixtures and appliances set, final inspection passed, punch list cleared	10%	\$	
Total		100%	\$	

Retainage

Retainage — 10% of each draw held back, released 30 days after final inspection with signed lien waivers from every sub and supplier.

Change-order log

Every extra gets written down here before it gets built. Nothing about money is settled from memory at the end.

CO #	Date	Description of change	Reason	C o s t + / "	Revised total	Approved (owner / contractor)
				\$	\$	
				\$	\$	
				\$	\$	
				\$	\$	
				\$	\$	
				\$	\$	
				\$	\$	
				\$	\$	