

RESIDENTIAL CONSTRUCTION CONTRACT

This Construction Contract (the "Agreement") is made on January 15, 2025, by and between:

CONTRACTOR: Summit Construction Enterprises, LLC 1234 Builder's Way Portland, OR 97201 License Number: CCB-123456 (hereinafter referred to as the "Contractor")

OWNER: Michael and Sarah Thompson 5678 Park Avenue Portland, OR 97202 (hereinafter referred to as the "Owner")

1. SCOPE OF WORK

1.1. The Contractor agrees to construct a single-family residential dwelling (the "Project") at:

4321 Highland Drive

Portland, OR 97219

Legal Description: Lot 12, Block 3, Highland Heights Addition, City of Portland, Multnomah County, Oregon

1.2. The construction shall be performed according to:

- Architectural plans dated December 1, 2024, prepared by Anderson Architectural Group, LLC
- Engineering specifications dated December 15, 2024
- Local building codes and regulations
- Specifications detailed in Exhibit A (attached)

2. CONTRACT PRICE AND PAYMENT

2.1. Total Contract Price: \$850,000 (the "Contract Price")

2.2. Payment Schedule:

- Initial deposit: 10% (\$85,000)
- Foundation completion: 20% (\$170,000)
- Frame completion: 25% (\$212,500)
- Rough-in completion: 20% (\$170,000)
- Interior finish: 15% (\$127,500)

- Final completion: 10% (\$85,000)

2.3. Payments shall be made within 10 days of invoicing, subject to inspection and approval.

3. TIME OF COMPLETION

3.1. The Project shall commence on February 1, 2025.

3.2. Substantial completion shall be achieved within 365 days, subject to:

- Weather delays
- Material availability
- Change orders
- Force majeure events

4. CHANGE ORDERS

4.1. Any alterations or deviations from the specifications must be submitted in writing.

4.2. Change orders must be signed by both parties and include:

- Detailed description of changes
- Cost implications
- Time impact
- Payment terms

5. WARRANTIES

5.1. Structural Warranty: 10 years from completion

5.2. Systems Warranty: 2 years (HVAC, plumbing, electrical)

5.3. General Workmanship: 1 year

5.4. Manufacturer warranties shall be assigned to Owner upon completion

6. INSURANCE AND LICENSES

6.1. Contractor shall maintain:

- General liability insurance (\$2,000,000 minimum)
- Workers' compensation insurance
- Builder's risk insurance
- Professional liability insurance

6.2. All necessary permits and licenses shall be obtained by Contractor

7. TERMINATION

This Agreement may be terminated by:

- Mutual written consent
- Material breach after 30 days' notice and opportunity to cure
- Bankruptcy or insolvency of either party

8. DISPUTE RESOLUTION

Disputes shall be resolved through:

1. Good faith negotiation
2. Mediation
3. Binding arbitration

9. MATERIALS AND WORKMANSHIP

9.1. All materials shall be:

- New and of good quality
- Meeting specifications
- Compliant with building codes
- Free from defects

9.2. All work shall be performed:

- In a workmanlike manner
- By qualified personnel
- According to industry standards

10. SIGNATURES

CONTRACTOR:

James Date: January 18, 2025

James A. Wilson, President

Summit Construction Enterprises, LLC

OWNER:

Michael Date: January 20, 2025

Michael Thompson

Sarah Date: January 21, 2025

Sarah Thompson

EXHIBIT A: SPECIFICATIONS

1. Foundation
 - Type: Full Basement with 9-foot ceiling height
 - Specifications: 3,000 PSI concrete, waterproofing membrane, interior and exterior drain tile system
2. Framing
 - Material: Kiln-dried Douglas Fir, grade #2 or better
 - Method: Platform framing with 2x6 exterior walls, 2x4 interior walls
 - Floor joists: Engineered I-joists, 16" on center
3. Exterior
 - Siding: James Hardie fiber cement lap siding with 6" exposure
 - Roofing: CertainTeed Landmark architectural shingles (30-year warranty)
 - Windows: Andersen 400 Series, double-hung, low-E glass
4. Interior
 - Flooring:
 - Living areas: 3/4" solid oak hardwood
 - Kitchen and baths: Porcelain tile
 - Bedrooms: Shaw carpet, 40 oz weight
 - Walls: 1/2" drywall, orange peel texture
 - Trim: 5-1/4" colonial baseboards, 3-1/2" door/window casings
5. Systems

- HVAC: Carrier 96% efficient furnace, 16 SEER AC
- Plumbing: PEX piping, 50-gallon hybrid heat pump water heater
- Electrical: 200-amp service, LED recessed lighting throughout
- 6. Kitchen
 - Cabinets: KraftMaid Vantage maple cabinets, full overlay, soft-close
 - Countertops: 3cm quartz (Caesarstone)
 - Appliances:
 - Range: Wolf 36" dual-fuel range
 - Refrigerator: Sub-Zero 42" side-by-side
 - Dishwasher: Bosch 800 Series
 - Microwave: Wolf drawer microwave
- 7. Bathrooms
 - Fixtures:
 - Toilets: Kohler Cimarron comfort height
 - Sinks: Kohler undermount porcelain
 - Master shower: Grohe fixtures, rainhead plus handheld
 - Tile: Porcelain floor tile, ceramic wall tile to ceiling in showers
 - Hardware: Moen brushed nickel fixtures and accessories
- 8. Additional Features
 - Smart home integration:
 - Nest thermostats
 - Ring doorbell and security system
 - Smart locks on all exterior doors
 - Lighting control system: Lutron Caseta wireless
 - Central vacuum system
 - Garage: 3-car with insulated doors and automatic openers
- 9. Energy Efficiency Features
 - R-49 ceiling insulation
 - R-21 wall insulation
 - Triple-pane windows
 - Solar-ready roof configuration
 - Rainwater harvesting system prep