**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:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: January 18, 2025



James A. Wilson, President

Summit Construction Enterprises, LLC

**OWNER**:



\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: January 20, 2025



Michael Thompson

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 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