Construction Contract Agreement

This Construction Agreement ("Agreement") is made and entered into this 12 day of June**, 2025**, by and between:
AD Master Construction⸛Address: 5407 Village Park Dr SE, Bellevue, WA 98006
and
Client Name: Qing Zhao ⸛Address: 17516 NE 31st CT, Redmond⸛⸛

1. Project Description
The Contractor agrees to perform the construction and remodeling work described in the work scope attached to this document.   The Work will be completed at the following property address: 17516 NE 31st CT, Redmond

2. Contract Price
The total contract price for the Work described in this Agreement is $11,581.50 after tax (the "Total Contract Price").

3. Payment Terms
The Client agrees to pay the Contractor in accordance with the following schedule:
A. Down Payment⸛The Client agrees to pay a **down payment of 10%** of the Total Contract Price, amounting to $1,158 to begin the project. This payment is due upon the signing of this Agreement.
B. Progress Payments⸛The Client agrees to make additional payments totaling **20%** of the Total Contract Price in agreed-upon increments. These payments shall be due at mutually agreed points during the progress of the Work, as specified below:
- First progress payment of $2,316.2 due on _____
- Second progress payment of $2,316.2 due on _____
- Third progress payment of $2,316.2 due on _____

C. Final Payment⸛The remaining balance, being 30% of the Total Contract Price, shall be due upon completion of the Work, after the Client's final inspection and approval of the completed project. The final payment of $3,474.45 will be due within [____7___] days of completion.

4. Scope of Work
The Contractor shall perform the Work as outlined in the scope of work which is attached and forms a part of this Agreement. Any additional work not specified in the scope of work will require a written change order and may be subject to additional costs.

5. Timeframe for Completion
The Contractor agrees to commence the Work on or about _____ and to complete the

Work no later than _____, subject to changes in schedule due to weather, unforeseen conditions, or other delays beyond the control of the Contractor.

6. Client's Responsibilities

The Client agrees to:
- Provide access to the property during the construction period.
- Pay the amounts specified in the Payment Terms in a timely manner.
- Review and approve or reject work completed as it progresses, in a reasonable amount of time.
- Purchase all necessary materials to complete work.

7. Warranties

The Contractor warrants that all Work performed will be free from defects in materials and workmanship for a period of [3] year from the date of project completion, except for any defects resulting from improper use, damage, or neglect by the Client.

8. Termination and Cancellation

Either party may terminate this Agreement for cause with written notice if there is a material breach of the terms outlined in this Agreement. In the event of termination, the Client agrees to pay for work completed up to the point of termination.

9. Dispute Resolution

In the event of a dispute, the parties agree to attempt to resolve the matter through mediation before seeking any legal remedy. If mediation is unsuccessful, the parties may seek resolution through arbitration.

10. Miscellaneous Provisions

This Agreement constitutes the entire agreement between the parties and supersedes any prior understandings or agreements.
Any changes to this Agreement must be made in writing and signed by both parties.
This Agreement shall be governed by the laws of the state of Washington.

11. Signatures

By signing below, the parties confirm they have read, understood, and agree to the terms and conditions set forth in this Agreement.

Contractor Signature: _____ Name: _____
_____ Date: _____
Client Signature: _____ Name: _____ Date: _____