

A.D. Master Construction LLC. Licensed. Bonded. insured
License No: ADMASMC771RR. Effective: 03.19.2025 - 12.19.2025
Bond Account No: 466CF819962



CONSTRUCTION CONTRACT AGREEMENT

This Construction Contract Agreement ("Agreement") is made and entered by and between:

Contractor:

AD Master Construction LLC

Address: 5407 Village Park Dr SE, Bellevue, WA 98006

and

Client:

Name: Mylyn Lagbas

Address: 3242 S 187th St SeaTac, WA

1. Project Description

The Contractor agrees to provide all labor, rough materials (unless otherwise specified), equipment, and supervision necessary to perform the construction and remodeling work described in the attached Invoice with Scope of Work, incorporated herein by reference.

The Work will be performed at the Client's property located at the address above.

2. Contract Price

The total contract price for the Work described in this Agreement is **Grand Total (USD): \$13,224.00** (including applicable sales tax) ("Total Contract Price"). Subtotal: \$12,000, STAX 10.2%: \$1,224.00

If the Client elects to pay by credit card, any applicable transaction fee (3% of the total payment amount) shall be shared equally between the Client and the Company. Additional transaction fee paid by client is **\$198.36**

3. Payment Terms. Payable by check to AD Master Construction LLC

The Client agrees to pay the Contractor according to the following payment schedule:

A. Down Payment

Client shall pay an initial deposit of 10% of the total Contract Price upon signing this Agreement. A down payment equal to 10% of the Total Contract Price shall be paid upon execution of this Agreement and Secure the date.

- Deposit Payment: **\$1,322.4** (\$1,200 + s.tax \$122.4) due on After Signing the Contract

B. Progress Payments.

The Client shall make progress payments totaling 80% of the Total Contract Price according to the work completed. Payments shall be due as follows:

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- First Progress Payment: **\$3526.4** due on After Preparation and Demolition
- Second Progress Payment: **\$3526.4** due on After Rough-In, Electrical, and Plumbing
- Third Progress Payment: **\$3526.4** due on After Finishing, Tiling, Painting

Final Balance Payment

The remaining 10% shall be paid upon substantial completion of the Work.

- Final Payment: **\$1,520.76 (\$1,322.4 + \$198.36 Transaction Fee)** due on Project Completion

The remaining balance shall be due upon substantial completion of the project as defined in the Final Balance Payment clause and payable within five (5) calendar days of receipt of the Final Invoice.

4. Scope of Work

The Contractor shall perform the Work in accordance with the attached Invoice. Any work requested by the Client that is outside the Scope of Work shall require a written Change Order signed by both parties and may be subject to additional charges and an adjusted completion date. Hidden or unforeseen issues - If, during the renovation, any hidden or unforeseen issues are discovered that are not included in the agreed scope of work, the client shall be responsible for any additional costs required to address them.

5. Timeframe for Completion

The Contractor shall commence work on or about August 04, 2025 and shall diligently pursue completion on or before August 16, 2025, subject to reasonable extensions for delays caused by weather, material shortages, unforeseen site conditions, or other causes beyond the Contractor's control.

6. Client's Responsibilities

The Client agrees to:

- Permits: Obtain and maintain any required permits, approvals, or authorizations from applicable local, state, or federal authorities. The Contractor shall not be liable for delays or penalties resulting from the Client's failure to do so.
- Site Access: Provide the Contractor reasonable access to the property during normal working hours for the duration of the project.
- Payments: Make payments in accordance with this Agreement.
- Materials (if applicable): Purchase and supply any owner-provided materials specified in the Scope of Work, in a timely manner.
- Approvals: Review and approve completed phases of the Work within a reasonable time.

7. Warranties

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The Contractor warrants that all workmanship shall be free from defects for a period of three (3) years from the date of substantial completion. This warranty does not cover defects resulting from misuse, negligence, abuse, or normal wear and tear by the Client or third parties.

8. Termination

Either party may terminate this Agreement by providing written notice if the other party materially breaches any term of this Agreement and fails to cure such breach within ten (10) days of written notice. Upon termination, the Client shall pay the Contractor for all Work performed and materials purchased up to the date of termination.

9. Final Balance Payment

The Client agrees to pay the final balance of the Contract Price upon substantial completion of the work, unless otherwise specified in this Agreement. "Substantial completion" means the point at which the work is sufficiently complete, in accordance with the plans and specifications, so the Client can occupy or use the project for its intended purpose.

The Client shall pay the final balance in full within five (5) calendar days of receipt of the Final Invoice, unless otherwise agreed in writing.

If the Client fails to pay the final balance when due, such failure shall constitute a material breach of this Agreement. The Contractor reserves the right to:

1. Charge interest on any unpaid balance at the rate of 5% per month (or the maximum rate permitted under Washington State law, whichever is less) until paid in full;
2. Suspend any remaining work, final inspections, or delivery of warranties and project documents until all amounts due are paid in full;
3. Pursue all legal remedies available under Washington law, including but not limited to filing a mechanics lien on the property pursuant to RCW Chapter 60.04.

In the event of collection or legal action to recover unpaid amounts, the Client agrees to pay all reasonable costs of collection, including attorney's fees, filing fees, and court costs, as allowed by law.

10. Dispute Resolution

Any dispute arising under this Agreement shall first be attempted to be resolved through good-faith negotiation and then mediation. If mediation is unsuccessful, the parties agree to binding arbitration in King County, Washington, in accordance with the rules of the American Arbitration Association.

11. Miscellaneous

- Entire Agreement: This Agreement, including all attached documents, constitutes the entire agreement between the parties.
- Amendments: Any modification or amendment must be in writing and signed by both parties.

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- Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

12. Signatures

By signing below, both parties acknowledge that they have read and understand this Agreement and agree to be legally bound by its terms.

CONTRACTOR

Signature: _____

Name: Dmytro Aponchuk

Title: General Manager, AD Master Construction LLC

Date: July 19,2025

CLIENT

Signature: _____

Name: Mylyn Lagbas

Date: July 19,2025

Attachments: Invoice



INVOICE

A.D. Master Construction LLC. License #: ADMASMC771RR. Bond Account
#: 466CF819962

A.D. Master Construction
United States

BILL TO
Mylyn Lagbas
Mylyn Lagbas
3242 South 187th Street
SeaTac, Washington 98188
United States

786-498-2205
mylynlagbas@yahoo.com

Invoice Number: INV113

Invoice Date: July 19, 2025

Payment Due: August 3, 2025

Amount Due (USD): \$13,224.00

Items	Amount
Demolition and Disposal in prep for Remodel Remove floor, bath tube and tube enclosure, all cabinets, vanity, check subfloor and wall near toilet, remove toilet. If wet, remove part of subfloor, replace with new one. Wall - fix the wall near toilet.	\$2,150.00
Rough-In, Electrical and Plumbing Framing Adjustment. Back shower niche with LED. Re-positioning of electrics for towel warmer, outlet - LED lights for niche, outlet for smart seat toilet, all with GFI plugs. Adding wall lamp above the vanity. Add additional GFI plug near vanity if needed. Plumbing: Install Toilet with smart seat , Remove existing vanity and sink and install new. Install New shower System, Check Drain, Mixer. Prepare for pre-made base for the shower	\$3,850.00
Finishing, Tiling, Painting Shower: Shower Wall Tiling and Niche Tiling (LED): Tile from floor to ceiling shower Shower floor: Pre-made white base Cement boars + waterproof for Shower Walls. Shower Partition : Frameless sliding glass partition, no door , 30" W x 76" H - ready made from home depot. Toilet Selection: Toilet with smart seat, GFI plug Bathroom Floor - Tile the floor. Vanity Unit: 36" vanity and countertop / sink Install faucet, 3" backsplash quarts. Niche above vanity: create custom / open niche for recessed medicine cabinet with mirror. Put/ install mirror cabinet. Put towel warmer with outlet. Paint: Walls and ceiling to be patched and prepared for paint. Baseboards - 3", paint, install Lighting: Wall Lighting above vanity.	\$6,000.00



INVOICE

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A.D. Master Construction
United States

Subtotal:	\$12,000.00
STAX 10.2%:	\$1,224.00
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Total:	\$13,224.00
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Amount Due (USD):	\$13,224.00

Notes / Terms

If the Client elects to pay by credit card, any applicable transaction fee (3% of the total payment amount) shall be shared equally between the Client and the Company. Additional transaction fee paid by client is \$198.36