

NEW CREATION BUILDERS

www.amishgarages.org

818 E.73rd St. Cleveland Ohio 44103

216-355-9999

ATTACHED GARAGE

This is a contract between _____ and New Creation Amish Garage Builders made on this ____ day of _____ 2025 for the following work to be completed at ;

_____, phone _____.

- Build new ____x____ ft. garage which will include the following.
- New concrete foundation
- Inch 12" inch deep concrete foundation with 5/8 rebar, and 6x6 wire mesh inside 4" inch pad
- 16" o/c framing with 8ft walls with 7/16 OSB plywood
- 4/12 pitch roof with OSB plywood
- Install 2x6 rafter with 5-inch overhangs
- Install 2x8 wall ties 4ft o.c. inch on center
- Install 36" man door with lock set
- Install super synthetic felt
- Install limited lifetime dimensional shingles
- Install steel garage door and hardware
- Install gutters and down spouts
- Install vinyl siding (Alside conquest 13 colors)
- Rough grade dirt around garage
- Clean up and remove debris
- Supply labor and materials
- Supply plans and permits
(garage prices include \$200 permit allowance)

Garage prices

12x20 \$19,950	24x26 \$34,400
14x20 \$21,940	24x28 \$37,900
16x20 \$23,560	24x30 \$41,000
18x20 \$26,170	24x32 \$44,100
20x20 \$27,150	24x34 \$46,500
20x22 \$28,080	28x28 \$48,400
20x24 \$31,280	24x36 \$48,900
22x22 \$31,450	24x38 \$52,000
24x24 \$33,960	24x40 \$53,800
20x30 \$34,200	30x40 \$62,100

x _____

x _____

Deep footers are required when attached to the house.

Name: _____

Date: _____

Address: _____

Phone: _____

Email: _____

Shingle color: _____

Siding color: _____

Garage size: _____ \$ _____

Demo: _____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Sub Total \$ _____

Paid Cash Down \$1,500 _____

Total \$ _____

50% Upon start of job \$ _____

Full balance morning of build \$ _____

Note: Cash or Certified funds accepted.

The Amish will not proceed to build garage without payment in full.

Please have your funds ready the morning of your scheduled garage build.

We don't offer Electric.

H. Owner: _____

N.C.B _____

Possible extras not included in base packages

\$2,000 1 car flat roof wood garage and foundation removal
\$2,200 1.5 car flat roof wood garage and foundation removal
\$2,500 2 car flat roof wood garage and foundation removal
\$2,700 2.5 flat roof wood garage and foundation removal
\$\$\$\$ some garages could be more due to excessive size

Fire rate any wall less than 3ft from property line

******state code******

The owner has changed our policy on drains and is no longer doing drain work.

Drain work can be done after the garage is built. If you absolutely need drain work, you can hire a landscape company to do the job at a reasonable price. Your city may or may not require a drain and may or may not enforce it. Thank you for your understanding.

Terms and conditions please read

Contractor cannot guarantee any cracks or Spalding to new or existing concrete/driveway/garage pads/asphalt, but does guarantee that he will use a gravel base that has been tamped. Contractor will use 6" wire mesh. Contractor will use a 6.5 sack (4000psi) concrete mix, which is a better than average concrete. Contractor will make all necessary joints in concrete by using these steps one can assure a good concrete job, but cannot guarantee

- It is the owner responsibility to meet the foundation crew to approve layout and elevations**

(Which means he/she may have to miss work)

N.C.B _____ H.Owner _____

- Contractor has the right to extend the start date of a project if there is any shortage of materials or a material price increase that exceeds 20% from the day of signing. EXAMPLE (covid, hurricanes, wildfires, worker shortages), or they can pay increase to keep the schedule
- Projects that get held up by, zoning/variance limitations for a period greater than 6 months could be subject to the current contract prices
- General contractors, banks, investors, house flippers, and non-house title holders must pay for complete garage on start day
- Owners that cannot take off work for day of garage build must have the check on site before Amish build garage
- Owner is responsible for choosing a garage size that will accommodate cars trucks, tools and etc.
- Customer has 3 days to rescind this contract
- \$1500 deposit is not refundable.
- Variances and surveys (if needed) are not included in contract total
- If during removal of garage it is discovered the old garage floor is poured over a older garage floor there will be an additional charge included for a second floor removal which will include an increase of stone base for new garage (\$200 single car) (\$400 two car)
- Contract includes siding from one of 13 colors of Alside Conquest line (other brands and colors will be a up charge)
- Contractor owns all extra materials
- Contractor shall receive all payments upon each completion of each phase of project
- Please make sure all funds are available and transferred from the proper account prior to starting (surcharges will be applied for late payments)
- \$25 surcharge per day for any payment not made on time
- Final payment shall be paid upon completion and cleanup of each job (not after final inspection, because many cities cannot come out after garage is built because of shortage of staff, training days, over booked, city meetings or because they are using a private inspection company's)

N.C. B _____ **H.Owner** _____

- No payments shall be withheld for damage done to neighbor's property (contractor has insurance and is fully capable of handling the problem).
- We are licensed and bonded with each City, which assures that we will complying to final inspections.
- Credit card payments shall be subject to 3% service charge.
- If a tree stump is within 2 ft of new garage foundation a \$300 stump removal will be added (this also applies to partial ground stumps that have to be finished after old concrete is removed)
- Fee for handling variances in place of owner (weeknight city hall meetings and app fees)
- Dutch lap siding, other than white garage doors , other than white gutters will increase the garage base price
- We do in house drawings for residential properties, architectural drawings will be needed for commercial properties, for a additional cost to owner.
- Scheduling permit status Diane 216-254-3527 (or call building dept) extra contact Michael 216-672-8730
- Text is the preferrable form of contact and communicating, Call if text is not available.
- Driveways will be swept and dirt scraped off, but will not be power washed.
- Electrical packages will be handled on a separate contract and paid to the electrician.

******* I have read and reviewed this contract and all of the specifications written by my sales person and agree that all that I want and nothing that I don't want is contained in this contract.**

N.C.B. _____

H.Owner _____

**NOTICE TO THE OWNER OF CONTRACTORS RIGHT TO OFFER TO RESOLVE ANY
ALLEGED CONSTRUCTION DEFECT BEFORE OWNER MAY COMMENCE A DWELLING
ACTION OR ARBITRATION PROCEEDINGS**

AGAINST CONTACTOR

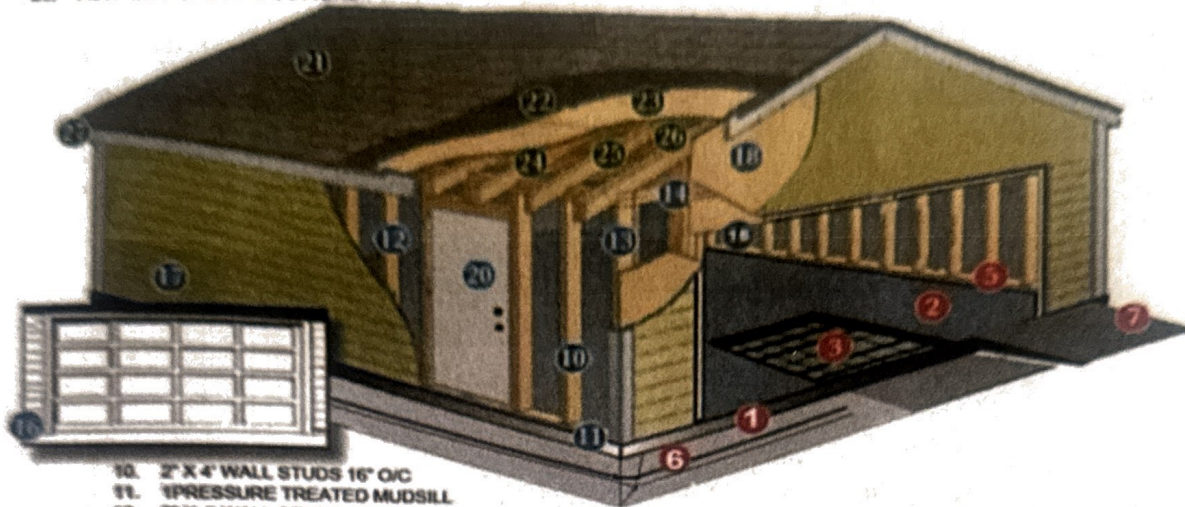
**OHIO LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU
MAY FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS FOR DEFECTIVE
CONSTRUCTION AGAINST THE RESIDENTIAL CONTRACTOR WHO CONSTRUCTED
YOUR HOME AT LEAST 60 DAYS BEFORE YOU FILE A LAWSUIT OR COMMENCE
ARBITRATION PROCEEDINGS. YOU MUST PROVIDE THE CONTRACTOR WITH A
WRITTEN NOTICE OF THE CONDITIONS YOU ALLEGE ARE DEFECTIVE UNDER CHAPTER
1312 OF THE OHIO REVISE CODE. THE CONTACTOR HAS AN OPPURTUNITY TO OFFER
TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY
OFFER THE CONTACTOR MAKES. THERE ARE STRICT DEADLINES AND PROCEDURES
UNDER STATE LAW. AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO
FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS.**

**Receipt of notice acknowledged by _____ (Owner) on
_____ (Date).**

Owner Initials: _____

Contractor Initials : _____

21. DIMENSIONAL SHINGLES
22. SUPER SYNTHETIC FELT
23. 7/16 OSB ROOF SHEATHING
24. 2" X 6" JOISTS 4" O/C
25. GABLE RAFTERS
26. ALUMINUM FASCIA & GUTTERS



10. 2" X 4" WALL STUDS 16" O/C
11. 1" PRESSURE TREATED MUDDSILL
12. 2" X 4" WALL STUDS 16" O/C
13. 2" X 4" WALL STUDS 16" O/C
14. DOUBLE 2" X 6" TOP PLATE
15. DOUBLE 2" X 12" HEADER
16. 16" X 7" STEEL RAISED PANEL GARAGE DOOR
17. VINYL SIDING
18. 7/16 OSB WALL SHEATHING
19. 36" STEEL RAISED PANEL MAN DOOR

1. 12" FOOTER
2. 4" SLAB
3. 6" X 6" WIRE MESH
4. JOISTS
5. 1/2" ANCHOR BOLTS
6. 5/8" FULL PERIMETER EMBEDDED REBAR
7. OPTIONAL CONCRETE TRANSITION APRON

Check list

- Siding straight lap or dutch _____
- Colors of siding _____ (premium colors will be a 3% increase if available)
- Colors of roof _____ (red, blue will be a 3% increase, if it is available)
- Colors of garage door _____ (colors other than white will be a \$150 increase)
- Color of gutter _____ (colors other than white will be a \$100 increase if available)
- Man doors only come in white prime
- Placement of garage
- Garage additions and room additions will be \$1000 at signing
- Front gable or side gable
- Taller wall may or may not mean taller door confirm with owner
- Price adjust for (40mile add 5%)(60mile add 7%)(80mile add 10%)