

**NEW CREATION BUILDERS**

www.amishgarages.org

818 E. 73<sup>rd</sup> 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 \_\_\_\_\_  
2023 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: \_\_\_\_\_

Shingle Color: \_\_\_\_\_ Siding color: \_\_\_\_\_

Garage size: \_\_\_\_\_ \$ \_\_\_\_\_

Demo : \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Total \$

Paid Cash down \$ \_\_\_\_\_

Total \$

50% Upon start of job \$ \_\_\_\_\_

Balance upon completion \$ \_\_\_\_\_

Note: \_\_\_\_\_

**\*Note: The Electric is separate from the garage build.**

Owner Initials: \_\_\_\_\_ Contractor Initials: \_\_\_\_\_

**Possible extras not included in base packages**

- \$1800 1 car flat roof wood garage and foundation removal
- \$2000 1.5 car flat roof wood garage and foundation removal
- \$2200 2 car flat roof wood garage and foundation removal
- \$2500 2.5 flat roof wood garage and foundation removal
- \$\$\$\$ some garages could be more due to excessive size
- \$350 per window 2'x 3' single hung vinyl window
- \$1100 frame in and install an extra 8x7 garage door with a standard garage package

**Fire rate any wall less than 3ft from property line**

- \$350 (12ft-16ft) \$400 (17-20ft)
- \$400 (20ft-22ft) \$450 (23-24ft)

\*\*\*\*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.

**Payment schedule**

\$1000 at contract signing (plans and permits)

\$ on start day

\$ after garage is built

Total \$

x \_\_\_\_\_

x \_\_\_\_\_

**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

- If owner is contacted to start their garage, and they push back more than 30days, they will be subject to current prices
  - It is the owner responsibility to meet the foundation crew to approve layout and elevations  
(Which means he/she may have to miss work)
  - 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 ect.
  - Customer has 3 days to rescind this contract
  - \$1000 deposit, is not refundable once plans are submitted to city.
  - 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 an 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)
  - 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 handle complying to final inspections
  - Credit card payments shall be subject to a 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 an additional cost to owner
  - Scheduling permit status Diane 216-254-3527 (or call building dept) extra contact Michael 216-672-8730
  - When contacting us via phone with a question, please follow up with a [email:newcreationbuilders@hotmail.com](mailto:newcreationbuilders@hotmail.com) or [4realamish@gmail.com](mailto:4realamish@gmail.com) (to guarantee a response with in 24hrs)
  - Driveways will be swept, and dirt scraped off, but will not be power washed
  - Enerbank jobs will need to be signed on start day
  - Electrical packages will be handled on a separate contract & paid to electrician
- ..... I have read and reviewed this contract and all of the specifications written up 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 OWNER OF CONTRACTOR'S RIGHT TO OFFER TO  
RESOLVE ANY ALLEGED CONSTRUCTION  
DEFECT BEFORE OWNER MAY COMMENCE A DWELLING ACTION OR  
ARBITRATION PROCEEDINGS

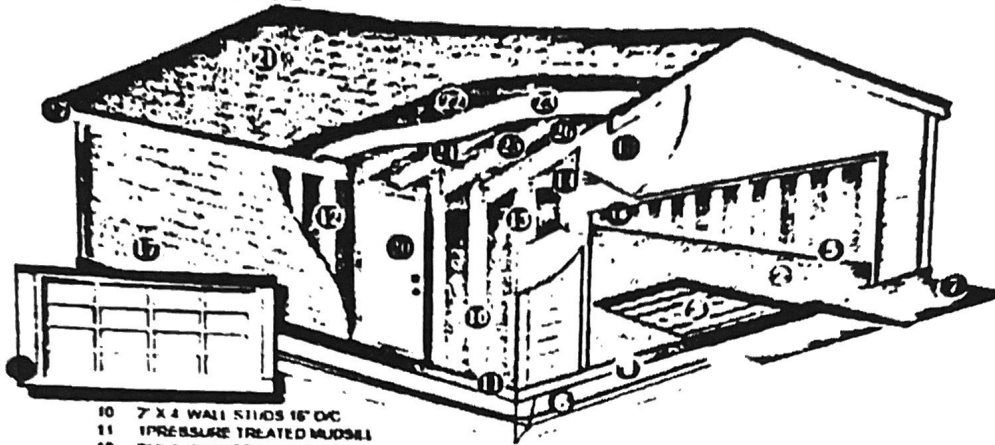
AGAINST CONTRACTOR

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 REVISED CODE, THE  
CONTRACTOR HAS AN OPPORTUNITY TO OFFER TO REPAIR OR PAY  
FOR THE DEFECTS. YOU ARE NOT  
OBLIGATED TO ACCEPT ANY OFFER THE CONTRACTOR 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 8" JOISTS 4' O/C
- 25 GABLE RAFTERS
- 26 ALUMINUM FASCIA & GUTTERS



- 10 2" X 4 WALL STUDS 16" O/C
- 11 1" PRESSURE TREATED MUOSILL
- 12 2" X 4 WALL STUDS 16" O/C
- 13 2" X 4 WALL STUDS 16" O/C
- 14 DOUBLE 2" X 3" 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%)

APT ELECTRIC  
25975 EMERY ROAD, SUITE F  
WARRENSVILLE HTS, OH 44128  
216-538-0495  
[www.aptelectric.com](http://www.aptelectric.com)

This is a contract between \_\_\_\_\_ and APT Electric made on this date  
\_\_\_/\_\_\_/2023 for the following work to be performed at \_\_\_\_\_

**STANDARD 2 CAR GARAGE PACKAGE:**

- Trench and install up to 50ft of underground ½" rigid IMC conduit buried at 6" depth per code. Backfill to rough grade.
- Two 20 amp dedicated circuits run to the garage.
- Main disconnect shut off switch in the garage. (code)
- Supply and install an LED motion spotlight on front center of garage. (or other requested location)
- Supply and install a white jelly jar fixture w/LED bulb at man-door, controlled w/switch.
- Install 2 GFCI protected receptacles inside garage on walls.
- Install 1 receptacle for garage door opener
- Install 2 keyless keyless fixtures w/LED bulbs inside garage, controlled w/switch.
- All wiring MC metallic cable with steel boxes (romex wiring if garage is to have finished drywall)
- Obtain electrical permit
- Supply and install one ½ Chamberlain garage door opener w/1 remote and inside wall console to control door and light on opener

**TOTAL: \$2,500.00 IF PAID DAY OF COMPLETION**

**TOTAL: \$3,000.00 IF NOT PAID DAY OF COMPLETION**

*Deduct \$150.00 if 1 car garage (1 less wall receptacle and inside light)*

*Add \$150.00 if 3 car garage (1 additional wall receptacle and inside light)*

**UPGRADE OPTIONS:**

- Additional light location or outlet: \$100.00 w/o fixture, \$175.00 w/fixture
- Bore under sidewalk for underground conduit: \$150.00 up to 4ft, Saw cut \$75 per 2ft
- Additional garage opener remote: \$50.00
- Supply and wire a keypad opener control on garage exterior: \$95.00
- 60 amp 240v sub panel upgrade with ¾ inch IMC: \$1,200.00, \$150.00 each 5ft over 50ft
- 3-way switch mounted inside the house with a Casata and Pico remote: \$150.00
- Each additional foot of underground trenching after 50 feet: \$75.00 per 5ft
- Additional garage door opener with 1 remote supplied and installed: \$350