New Creation Builders
818 E.73rd St Cleveland Ohio 44103
www.amishgarages.org
216-355-9999

This is a contract between_____ and New Creation Builders made on this _____ 2022 for the following work to be completed at _____
Phone_____

- Build new __x___ ft. garage which will include the following;
- New concrete foundation with 6"inch wide raised curbs
- Inch 12"inch deep concrete foundation with 5/8 rebar, and 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 over hangs
- Install 2x8 wall ties 4 ft. O/C.
- Install man door with lock set
- Install super synthetic felt
- Install limited lifetime dimensional shingles
- Install steel garage door and hardware (white 8x7, 9x7,16x7 only)
- Install gutters and down spouts (white only)
- Install vinyl siding (Alside conquest 13 colors) custom colors will need to be ordered by owner)
- 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 include COVID lumber increase

Column 1	**column 2**	
12x20 **$13,700**	24x26 **$27,000**	
14x20 **$14,900**	24x28 **$29,500**	
16x20 **$16,400**	24x30 **$32,000**	
18x20 **$17,800**	24x32 **$34,500**	
20x20 **$18,500**	24x34 **$36,500**	
20x22 **$20,000**	28x28 **$36,000**	x_____
20x24 **$21,500**	24x36 **$38,000**	
22x22 **$21,600**	24x38 **$40,500**	
24x24 **$23,200**	24x40 **$43,000**	
20x30 **$23,300**	30x40 **$49,000**	x_____

Note: garages over 600 sq. ft.(column 2) will have full 42"deep footers

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 x_____

$1000 at contract signing (plans and permits)
$ on start day
$ after garage is built

Total $ 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

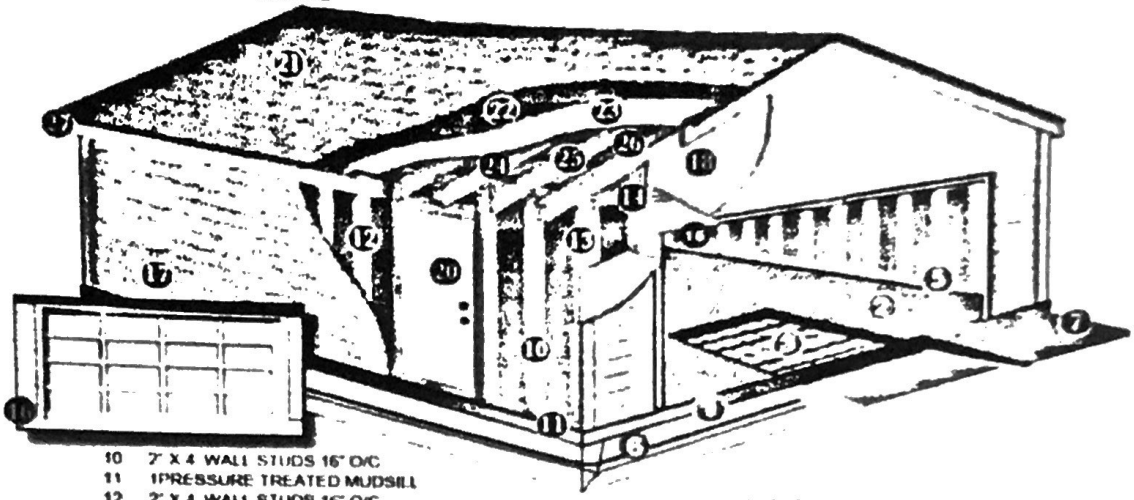
- Owners that cannot take off work for day of garage build, must have the check on site before Amish build garage

- 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 or 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 _____

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 1PRESSURE TREATED MUDSILL
12 2' X 4' WALL STUDS 16" O/C
13 2' X 4' WALL STUDS 16" O/C
14 DOUBLE 2' X3' 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 ½" 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 avaible)
- 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

This is a contract between _____ and APT Electric made on this date ___/___/2021 for the following work to be performed at _____

STANDARD 2 CAR GARAGE PACKAGE:

- Trench and install up to 60ft of underground 1/2" rigid IMC conduit buried at 6" depth per code. Backfill to rough grade. (does not include boring under sidewalks or driveway)
- Two 20amp dedicated circuits run to garage
- Main disconnect shut off switch in 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 the garage door opener.
- Install 2 keyless fixtures w/LED bulbs inside garage, controlled w/switch.
- All wiring MC metallic cable with steel boxes.
- Obtain electrical permit.
- Supply and install one 1/2 HP Chamberlain garage door opener w/1 remote and 1 inside wall console to control door and light on opener.

TOTAL: $2,150.00

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 receptacle: $85.00
- Bore under a sidewalk for underground conduit: $85.00/each
- Additional garage opener remote: $45.00/each. (1 remote included in standard package)
- Supply and wire a keypad opener control at garage exterior: $85.00/each
- 60amp 240v sub-panel upgrade with 3/4" underground rigid IMC conduit: $950/each.
- 3-way switch mounted inside house to control garage lights from both inside garage and the house (Lutron Caseta switching used): $125.00/each.
- Each additional foot of underground trenching/conduit after 60ft: $8.00/ft.
- Bore underneath a driveway cost to be quoted after reviewing site.
- Additional garage opener unit w/1 remote supplied and installed. $400.00

ACCEPTED BY:_____ DATE:___/___/2021