

## New Creation Builders

818 E.73<sup>rd</sup> St Cleveland Ohio 44103

www.amishgaragebuilders.com

216-355-9999

This is a contract between, \_\_\_\_\_ and New Creation Builders  
made on this \_\_\_\_\_2018 for the following work to be completed

Phone \_\_\_\_\_

- Build new \_\_\_\_x\_\_\_\_ ft. garage which will include the following;
- New concrete foundation with 6"inch wide raised curbs
- 4 Inch 12"inch deep concrete foundation with 5/8 rebar, and 6x6 wire steel 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 over hangs
- Install 2x8 wall ties 4 ft. O/C.
- 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

Column 1	column 2
12x20 <b>\$9700</b>	24x26 <b>\$19,000</b>
14x20 <b>\$10,300</b>	24x28 <b>\$20,000</b>
16x20 <b>\$10,900</b>	24x30 <b>\$21,000</b>
18x20 <b>\$11,600</b>	24x32 <b>\$22,500</b>
20x20 <b>\$12,000</b>	24x34 <b>\$24,000</b>
20x24 <b>\$13,700</b>	24x36 <b>\$25,000</b>
22x22 <b>\$13,700</b>	24x38 <b>\$27,000</b>
24x24 <b>\$14,800</b>	24x40 <b>\$28,000</b>
20x30 <b>\$15,000</b>	30x40 <b>\$32,000</b>

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

## **Possible extras not included in base packages**

### **\$1000 extra for Zoning Meeting**

**\$1100** single car flat roof garage and foundation removal

**\$1300** two car flat roof garage and foundation removal

**\$\$\$\$** some garages could be more due to excessive size

**\$250** per window 2'x 3' single hung vinyl window

**\$200** garage door windows (small door)

**\$400** garage door windows (large door)

**\$600** frame in and install an extra 8x7 garage door with a standard garage package

**\$300** upgrade for sandwich steel insulated 8x7 garage door

**\$400** upgrade for sandwich steel insulated 16x7 garage door

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

**\$300 (12ft-19ft)**

**\$350 (20ft-24ft)**

**\*\*\*\*state code\*\*\*\***

### **Some cities require (most east side suburbs)**

**\$700** storm tie in from garage to house via 4"inch pipe underground (up to 40'ft)

**\$7**sqft for additional removal and concrete replacement

### Payment schedule

**\$500** at contract signing (plans and permits)

\$ 1/2 on start day

\$ 1/2 after garage is built

Initials \_\_\_\_\_

Terms and Conditions

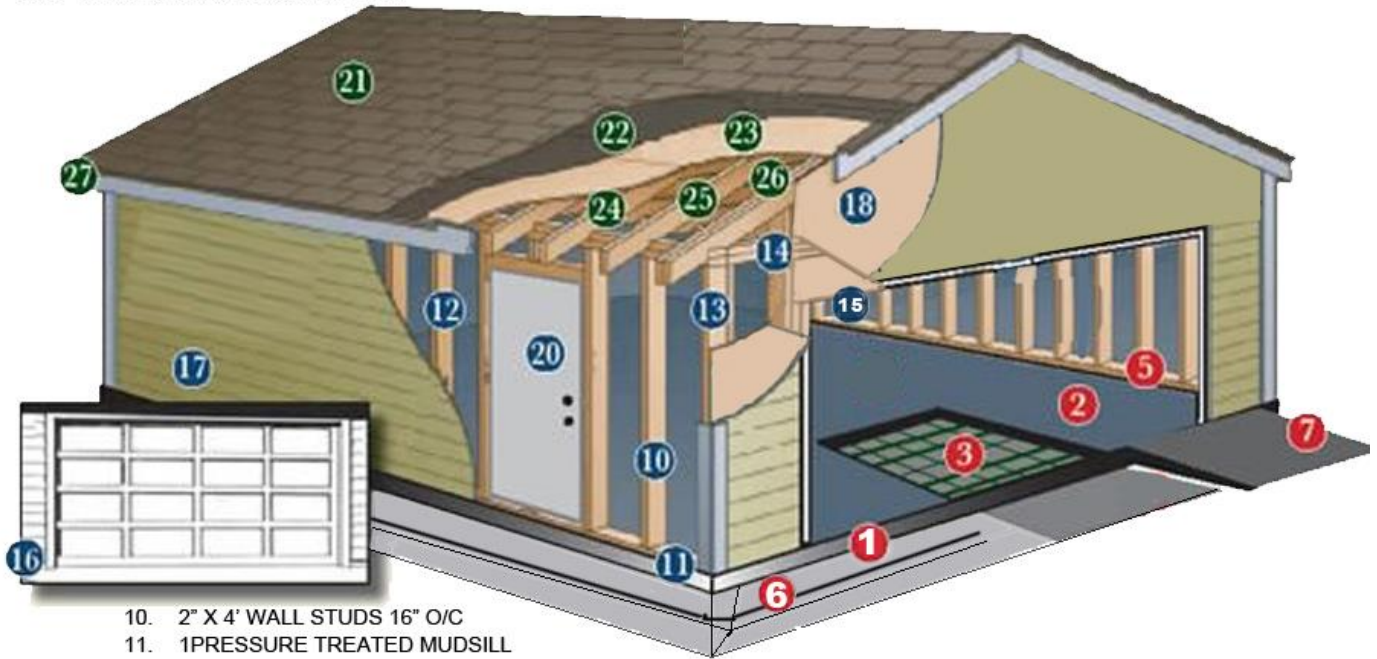
**Contractor cannot guarantee any cracks or Spalding to new or existing concrete, but does guarantee that he will use a gravel base that has been tamped. Contractor will use 6” wire mesh. Contractor will use a 6.5 sack concrete mix, which is a better than average concrete. Contractor will make all necessary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

- General contractors, banks, investors, house flippers, and non-house title holders must pay for complete garage on start day
- \$500 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 a older garage floor there will be an additional charge included for a second floor removal which will include a 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 2% 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)
- Driveways will be swept and dirt scraped off, but will not be power washed
- Electrical packages will be handled on a separate 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' X\$ 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

APT Electric  
13380 Caves Road  
Chesterland, OH 44026  
216-538-0495

This is a contract between \_\_\_\_\_ and made with APT made on this  
\_\_\_\_\_/ 2018 for the following work to be completed at \_\_\_\_\_  
Phone \_\_\_\_\_

#### Basic garage 2 car garage electrical package

- Install up to 50ft of underground electrical in heavy duty ½ inch ridged pipe buried 6" inches (code)
- Back fill trench
- Tie underground into house with two 20amp breaker
- Tie underground into garage with a two disconnect switch (code)
- Install outside motion light with a siding block with switch
- Install opener w/remote and opener outlet
- Install outside motion light
- Install 2 Gfi outlets
- Install an 2 inside lights with switch
- All steel boxes
- All steel coated wire
- Supply labor and materials
- Clean up and remove debris
- Supply permit
- Back fill trench
- All items are in accordance with Ohio electrical code

**Total \$2000** (2 car package as listed above)

\$1850 (1 car package as listed above less one inside light and one outlet)

#### Itemized upgrade pricing

- \$50 for extra remote
- \$300 for opener with remote Separate form package
- \$400 for ½ thick walled galvanized ridged pipe buried 6" inch deep with four 12gauge wire, up to 60ft and tied into main house panel with two 20amp breaker (according to Ohio code)
- \$7per foot for underground after 50ft
- \$75 for every additional light or outlet
- \$75 to install each carriage light supplied by owner
- \$500 subpanels 50amp wire and 1" pipe and grounding rod