

New Creation Builders

818 E.73rd 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 _____ Email_____

- 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, & 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

| <u>Column 1</u> | <u>Column 2</u> |
|-----------------------|-----------------------|
| 12x20 \$9900 | 24x26 \$20,500 |
| 14x20 \$10,500 | 24x28 \$22,000 |
| 16x20 \$11,000 | 24x30 \$23,500 |
| 18x20 \$12,200 | 24x32 \$25,000 |
| 20x20 \$12,500 | 24x34 \$26,500 |
| 20x24 \$14,200 | 24x36 \$28,000 |
| 22x22 \$14,400 | 24x38 \$29,500 |
| 24x24 \$15,500 | 24x40 \$31,000 |
| 20x30 \$15,800 | 30x40 \$35,000 |

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

Initials

Possible extras not included in base packages

\$1200 extra for Zoning Meeting

\$1400 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)

\$700 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

All existing garages waiting for demolition must be totally cleared out

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.)

\$8 sq. ft. for additional removal and concrete replacement

Payment schedule

\$500 at contract signing (plans and permits)

\$ ½ on start day

\$ ½ after garage is built

CONTACT INFORMATION

After the sale your contact person will be Diane in the office the best number to reach us is 216.254.3527 or Mike at 216.672.8730 also you may email us at newcreationbuilders@hotmail.com

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. _____

I have read and this contract and all of the specifications written up by the sales person and agree that all that I want and nothing that I did not want is contained in this contract

Home Owner _____, I agree and I received a copy of
Cancellation Notice

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

This is a contract between _____ an 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

Electrical cannot be included on the financing this a separate contract and a must be a separate payment method.

Home Owner

New Creation Builders

1345.23 Written agreement or offer to purchase.

(A) Every home solicitation sale shall be evidenced by a written agreement or offer to purchase in the same language as that principally used in the oral sales presentation and shall contain the name and address of the seller. The seller shall present the writing to the buyer and obtain the buyer's signature to it. The writing shall state the date on which the buyer actually signs. The seller shall leave with the buyer a copy of the writing which has been signed by the seller and complies with division (B) of this section.

(B) In connection with every home solicitation sale:

(1) The following statement shall appear clearly and conspicuously on the copy of the contract left with the buyer in bold-face type of the minimum size of ten points, in substantially the following form and in immediate proximity to the space reserved in the contract for the signature of the buyer: "You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right.

(2) A completed form, in duplicate, captioned "notice of cancellation", shall be attached to the contract signed by the buyer and be easily detachable, and shall contain in ten-point, bold-face type, the following information and statements in the same language as that used in the contract:

NOTICE OF CANCELLATION

(_____) date of transaction)

(Date)

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail, with return receipt requested, or deliver, in person or manually, a signed and dated copy of this cancellation notice or any other written notice of cancellation, or send notice by facsimile transmission to 216-727-1651 or electronic mail, to newcreationbuilders@hotmail.com (New Creation Builders LLC), at (address 818 E 73rd Street Cleveland OH 44103) not later than midnight of..... (Date)

I hereby cancel this transaction.

Date _____

(Buyer's signature) _____

(3) Before furnishing copies of the notice of cancellation to the buyer, the seller shall complete both copies by entering the name of the seller, the address, electronic mail address, or facsimile number of the seller's place of business, the date of the transaction which is the date the buyer signed the contract and the date, not earlier than the third business day following the date of the transaction, by which the buyer may give notice of cancellation.

(4) A home solicitation sales contract which contains the notice of buyer's right to cancel and notice of cancellation in the form and language provided in the federal trade commission's trade regulation rule providing a cooling-off period for door-to-door sales shall be deemed to comply with the requirements of divisions (B)(1), (2), and (3) of this section with respect to the form and language of such notices so long as the federal trade commission language provides at least equal information to the consumer concerning the consumer's right to cancel as is required by divisions (B)(1), (2), and (3) of this section.

(C) Until the seller has complied with divisions (A) and (B) of this section the buyer may cancel the home solicitation sale by delivering to the seller by certified mail, return receipt requested, personal or manual delivery, facsimile transmission, or electronic mail, written notice to the seller of the buyer's intention to cancel. The three -day period prescribed by section 1345.22 of the Revised Code begins to run from the time the seller complies with divisions (A) and (B) of this section.

(D) In connection with any home solicitation sale, no seller shall:

(1) Include in any home solicitation sales contract, any confession of judgment or any waiver of any rights to which the buyer is entitled under this section, including specifically the buyer's right to cancel the sale in accordance with this section.

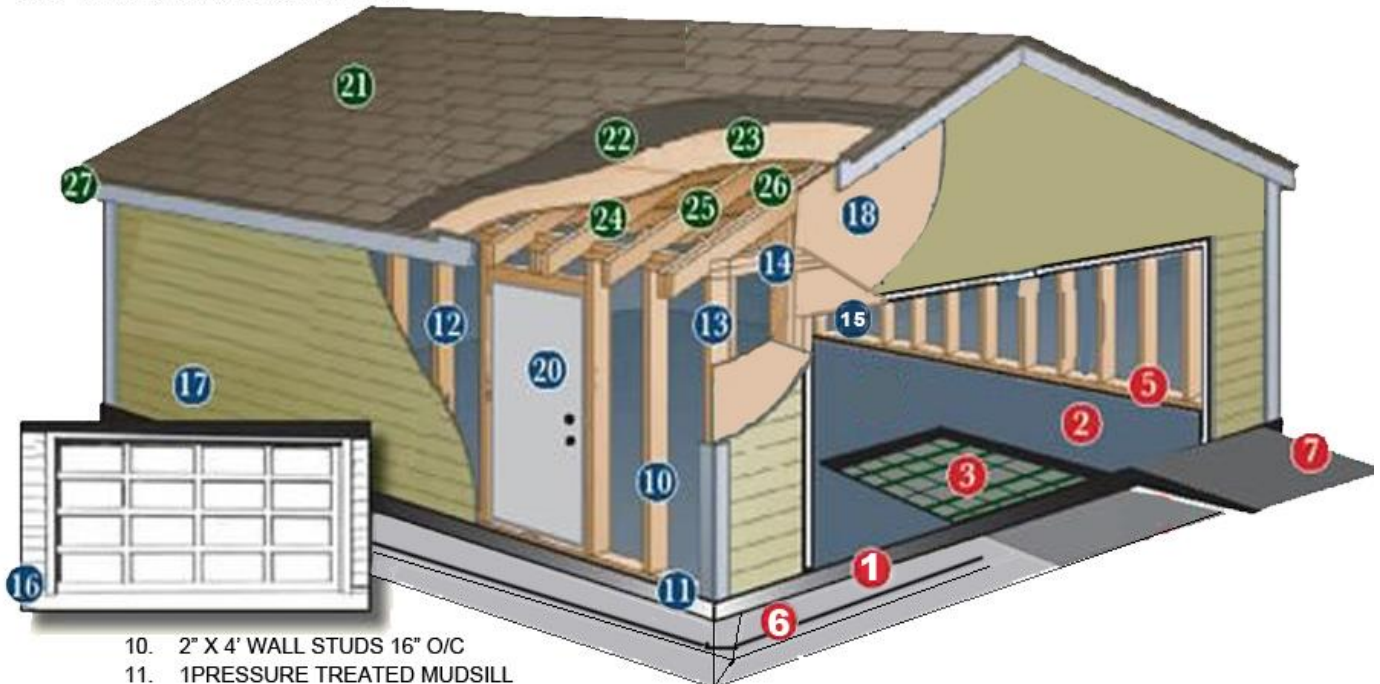
- (2) Fail to inform each buyer orally, at the time of signing the contract for the goods or services, of the buyer's right to cancel.
- (3) Misrepresent in any manner the buyer's right to cancel.
- (4) Fail or refuse to honor any valid notice of cancellation by a buyer and within ten business days after receipt of such notice to:
 - (a) Refund all payments made under the contract or sale;
 - (b) Return any goods or property traded in, in substantially as good condition as when received by the seller;
 - (c) Cancel and return any note, negotiable instrument, or other evidence of indebtedness executed by the buyer in connection with the contract or sale and take any action necessary or appropriate to reflect the termination of any security interest or lien created under the sale or offer to purchase.
- (5) Negotiate, transfer, sell, or assign any note or other evidence of indebtedness to a finance company or other third party prior to midnight of the fifth business day following the day the contract for the goods or services was signed.
- (6) Fail to notify the buyer, within ten business days of receipt of the buyer's notice of cancellation, whether the seller intends to repossess or abandon any shipped or delivered goods.

Amended by 131st General Assembly File No. TBD, SB 227, §1, eff. 4/6/2017.
 Effective Date: 09-30-1974 .

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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 4" 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 sheet

Size of garage __W_____D_____ Height of garage_____

Color of siding_____ Color of roofing_____ Pitch_____

Any extras_____

Electrical, _Y or N Extras_____

Extra Concrete_____

Firewalls 1 ___2 ___\$_____

Contract___ Y or N_____ Down Payment ___Y or N___\$_____

First Half_\$_____ Y or N Last Payment__\$_____ Y or N

Financed #_____ financial contract is to be signed or e-sign on start date

Side Set Back_____ Rear Set Back_____

Dutch Lab is \$1%__Extra_____