

NEW CREATION BUILDERS

www.amishgarages.org

818 E.73rd St. Cleveland Ohio 44103

216-355-9999

GARAGE ONLY

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.
- 16" o/c framing with 8ft walls with 7/16 OSB plywood
- 4/12 pitch roof with OSB plywood
- Install 2x8 wall ties 4ft o.c. inch on center
- Install 5inch overhangs
- Install steel garage door
- Install vinyl siding and aluminum trim
- Install 36" man door with lock set
- Install 35yr. dimensional shingles
- Install gutters and down spouts
- Clean up and remove debris
- Supply labor and materials
- Supply permit and inspection

12X20 \$11,000	(with 8x7 garage door)
14X20 \$11,400	(with 9x7 garage door)
16X20 \$12,500	(with 9x7 garage door)
18X20 \$13,000	(with 9x7 garage door)
20X20 \$13,500	(with 16x7 garage door)
20X22 \$13,800	(with 16x7 garage door)
20X24 \$14,500	(with 16x7 garage door) x _____
22X22 \$14,900	(with 16x7 garage door)
24X24 \$15,600	(with 16x7 garage door)
20X30 \$15,800	(with 16X7 garage door) x _____

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.**

H. Owner : _____ **Contractor Initials:** _____

Possible extras not included in base packages

\$1300 1 car flat roof wood garage

\$1400 1.5 car flat roof wood garage

\$1600 2 car flat roof wood garage

\$1700 2.5 flat roof wood garage

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

Fire rate any wall less than 3ft from property line

\$550 (12ft-16ft) \$600 (17-20ft)

\$650 (21ft-22ft) \$700 (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

\$1500 at contract signing (plans and permits)

\$ on start day

\$ after garage is built

Total \$

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 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 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 preferable 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 & 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: _____
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- 31 DIMENSIONAL BISHOP
- 32 1/2" OSB SHEATHING
- 33 1/2" OSB ROOF SHEATHING
- 34 2" X 4" JOISTS 16" OC
- 35 GABLE RAFTERS
- 36 ALUMINUM FASCIA & GUTTERS



- 10 2" X 4" WALL STUDS 16" OC
- 11 PRESSURE TREATED MUSSL
- 12 2" X 4" WALL STUDS 16" OC
- 13 2" X 4" WALL STUDS 16" OC
- 14 DOUBLE 2" X 12" 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 APPROX

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%)

MDK Electric

440-840-3965

MDKElectricCLE@gmail.com

This electrical contract is entered into on ____/____/2025 between MDK Electric and client(s) _____ for the following work to be performed at:

STANDARD TWO CAR GARAGE PACKAGE:

- Trench and install up to 60' of underground ½" rigid IMC conduit buried at 6" depth per code. Backfill to rough grade only. *Not responsible for irrigation or cables lines.
- 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 requested location)
- Supply and install a white jelly jar fixture with LED bulb at man-door- controlled with switch
- Install 2 GFCI protected receptacles inside garage on wall
- Install 1 receptacle for garage door opener
- Install 2 keyless fixtures with LED bulbs inside garage, controlled with switch
- All wiring MC metallic cable with steel boxes (Romex wiring if garage is finished drywall)
- Obtain electrical permit
- Supply and install one 3/4HP Belt drive Chamberlain garage door opener with 2 remotes, keypad, and inside wall console. Standard size doors only!

TOTAL: \$ 2,500

*Onsite charges may apply for unforeseen items

*Deduct \$200 if 1 car garage (1 less wall receptacle and inside light)

*Add \$300 if 3 car garage (2 additional receptacles and inside light)

UPGRADE OPTIONS:

- Additional light location or outlet: \$100 (Does NOT include exterior light fixtures)
- Bore under sidewalk for underground conduit: \$100 up to 4ft
- Additional garage opener remote: \$50.00
- 60 amp 240v sub panel upgrade with ¾ inch IMC: starting at \$1,200
- 3-way switch mounted inside house with a Caseta and Pico remote: \$150
- Each additional foot of underground trenching after 60 feet: \$75.00 per 5ft
- Additional garage door opener with 1 remote supplied and installed: \$400.00
- Exterior GFI receptacle \$150