



ITALY AMERICAN CONSTRUCTION CO., INC.

RESIDENTIAL & COMMERCIAL
COMPLETE MODERNIZATION & CUSTOM GARAGE BUILDERS

JOB # TG 2005

8401 N. Telegraph
Dearborn Heights, MI 48127
(313) 278-7500
(313) 278-7501 Fax
1-877-98-ITALY Toll-Free

SPECIFICATIONS AND CONTRACT

www.italyamerican.com
LICENSED, BONDED & INSURED
STATE LICENSE NO. 48313

Name MR. + MRS. JOSEPH / TRACEY COLES
Address 14838 PENROD
City DETROIT County WAYNE
Directions SEE ADDENDUM

Date 7-3-2020 Lot No. _____
Phone (313) 719-8412 Lot Size _____
Email _____ Sub. _____
Side of Street _____ Liber. _____
Zip 48223 Page _____
Between Sts. _____

This Agreement made this 3rd day of JULY, 2020 by and between MR. + MRS. JOSEPH / TRACEY COLES of 14838 PENROD hereinafter called Owner, and Italy American Construction Co., Inc. of 8401 N. Telegraph Rd., Dearborn Heights, MI 48127, or 140 W. Highland Rd., Highland, MI 48357, hereinafter called Contractor. Owner and Contractor for the considerations hereinafter named agree as follows: Unless otherwise specified herein the Contractor shall furnish all of the materials and perform all of the work hereinafter set forth.

(1) TEAR DOWN EXISTING 2 CAR FRAME GARAGE. (2) BREAKOUT EXISTING CONCRETE FLOOR + (2) SECTIONS OF APRON. (3) INSUL CONC. PER PLAN ADD TO EXISTING RATA WALLS. (4) BUILD A 18' X 20' - 1" HI. SAVOY GABLE GARAGE, 6" PRECAST TRIPLE TOP PLATE PROFILES.

CONCRETE / MASONRY / SITE PREP

Removing thicker and/or reinforced concrete is an additional cost to contract price

Miss Dig NO 6" Flatwork NO
Demo 2 CAR FRAME Base CRUSHED COMPACT
Concrete Breakout 635# Ratwall 8' X 24" ADDED
Asphalt Removal NO Footing NO
Sod/Dirt Removal IF ANY Build-up 6" to 8"
Garage Floor 4" Brick/Block Work NO
Driveway/Apron/Patio/Approach _____ Wire/Fiber Mesh NO
(2) SECTIONS Re-Rod PIN TO EXISTING PAT
Sidewalk NO Fence/Gate Removal NO
4" Flatwork YES Conduit YES Visqueen NO
6 Bag Mix YES Bolts 6 @ 2' + 1 @ 1'

STRUCTURAL SPECIFICATIONS

Size 18' X 20' Style GABLE
Front O.H. 1' Roof Pitch 6/12
Studs 7' - 16' O.C.
Roof Sheathing 7/16 OSB Wall Sheathing 7/16 OSB Firewall YES (1)
Wall Liner HOUSE BRAD Top Plate(s) TRIPLED
Treated Bottom Plate YES "X" Cornice OPEN
Metal Wind Braces YES Triple Corner Studs YES
Truss NO Rafters 2" X 6 @ 16" Collar Ties 32" O.C.
Cross Ties 4 - 2" X 6" Hangers YES
Reverse Ties 2 - 2" X 4" Brick Front NO
Overhead Door Size 16' X 7' SHORT PANEL 45° Corners ?
Overhead Door Style SHORT PANEL WHITE
Door Opener & Accessories 1/2 HP + 2 HRS + KEY RELEASE
Service Door w/Lockset NO Deadbolt NO
Window Size & Type NO

ELECTRICAL SPECIFICATIONS

If existing electrical service does not meet code, any extra cost will be added to original contract price

New Service NO Existing Service YES
Move Meter NO Interior Wall Outlets 1
Interior Lights 2 Single Switches 2 3 Way NO
Coach Lights 2 Flood Lights NO Exterior G.F.I. (1)
Door Opener Outlet 1 Electrical Trench Filled YES

ROOFING SPECIFICATIONS

Dimensional Shingle _____ Clean-Up YES
Type _____ Ice Guard NO
15 # FELT ROOF DECK Vents 2 # 750 COLOR COORDINATED
Drip Edge METAL Drip Edge Color _____

SIDING SPECIFICATIONS

Type VINYL DUTCH LAP Color _____
Trim ALUM. Color _____
Soffit PEEF VINYL Color _____
Gutters NO Color NO
Posts NO Railings NO

SPECIAL NOTES

* CUSTOMER PAYING CASH FOR DEMO. TO BE DONE 1ST WHILE CUSTOMER OBTAINING LOAN FOR REMAINDER OF JOB.

PAYMENT: I/We, the Owner(s) MR. JOSEPH + MRS. TRACEY shall pay the Contractor for the performance of the Agreement subject to additions and deductions provided therein as follows: TOTAL CONTRACT PRICE \$ _____ **

DOWN \$ _____ upon DEMO. OF GARAGE (CASH)
\$ _____ upon CONC. (LOAN)
\$ _____ balance upon substantial completion of the work.

**NOTE: Contract price pending City plan review and approval. Any changes could result in a change of total contract price.

THE AGREEMENT: This Agreement constitutes the entire understanding and agreement of the parties, and no other understanding, warranties, or representations, collateral or otherwise, shall be binding unless in writing and signed by both of the parties. Unless work and materials therefor are specified herein, the same is excluded and Contractor is not to perform or provide same. Contractor is not bound by any oral expression or representation by its agents purporting to act on its behalf, or by any commitment or arrangement not specified in this Agreement. All prior discussions, quotations and negotiations are merged in this agreement.

OWNER'S RIGHT TO CANCEL: IF THIS AGREEMENT WAS SOLICITED AT YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A NOTICE TO THE CONTRACTOR. THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT. THE NOTICE MUST BE MAILED TO: ITALY AMERICAN CONSTRUCTION CO., INC., 8401 N. TELEGRAPH RD., DEARBORN HTS., MI 48127.

CANCELLATION: If Owner cancels this Contract at any time before Contractor begins work, except as expressly permitted by law, he agrees to pay Contractor an amount equal to its loss of profits forthwith as damages which the parties agree is fair and reasonable compensation, plus any costs actually expended by Contractor in connection with this Agreement.

CONTRACT BECOMES EFFECTIVE: This Agreement shall become binding and effective either: (a) When actual performance of work has been commenced: or (b) When this Agreement has been accepted by the Contractor at its office by a duly authorized officer. Contractor will deliver its acceptance to Owner or send notice of acceptance to Owner by regular mail. However actual receipt of such notice is waived by Owner.

OWNER'S ACKNOWLEDGEMENTS: Owner hereby acknowledges receipt of a duly executed duplicate copy of this Agreement at the time of its execution with all the blank spaces filled in to the extent applicable to this project.

By the execution of this Agreement on the day and year first above written Owner acknowledges that he has read this Agreement, including specifications and drawings, if any, included herein, before signing and hereby further acknowledges that he understands all covenants and conditions herein.

THE TERMS AND CONDITIONS ON THE REVERSE SIDE AND ALL SUBSEQUENT PAGES, INCLUDING ANY ATTACHED DRAWINGS, AND THEIR REVERSE CONSTITUTE A PART OF THIS AGREEMENT AND ARE SPECIFICALLY INCORPORATED HEREIN BY REFERENCE.

ACCEPTED (date) 7-3-2020 _____ 20 _____ CONC. + GARAGE PORTION SUBJECT TO LOAN APPROVAL

By Tony Nasirovanni
Representative

By Tracey Coles
Purchaser