



ITALY AMERICAN CONSTRUCTION CO., INC.

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

RESIDENTIAL & COMMERCIAL
COMPLETE MODERNIZATION & CUSTOM GARAGE BUILDERS

JOB #
TG 2107

SPECIFICATIONS AND CONTRACT

140 W. Highland Rd.
Highland, MI 48357
1-877-98-ITALY
LICENSED, BONDED & INSURED
STATE LICENSE NO. 48313

Name MR. KEVIN KENDRICK Date 11-3-21 Lot No. _____
Address 1925 CHICAGO BLVD. Home Phone 533-5444 Lot Size _____
City DETROIT County WAYNE Zip 48206 Page _____
Directions W. CLAIRMOUNT + S.W. WOODWARD Between Sts. _____

This Agreement made this 3RD day of NOV., 2021 by and between MR. KEVIN KENDRICK of 1925 CHICAGO BLVD., 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) REMOVE BRICK CONE + OLD PATIWAYS (2) EXCAVATE FOR NEW FLOOR 18'x24'
PATWAYS, RODS IN PATIWAY + MESH IN FLOOR (2) 6'x16'x8"
BLOCK, DAMPROOF EXT. (3) LEAVE BLOCK 5" FROM FRONT / BUILD 22'x20'
2' with HIP, OSB DAMPROOF, VINYL ALUM. TRIM, GUTTERS WITH LEAF RELIEF

CONCRETE / MASONRY / SITE PREP

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

Miss Dig NO 6" Flatwork Nominal NO
Demo NO Base COMPACTED CRUSH
Concrete Breakout PART OF FLOOR Ratwall 8'x24'
Asphalt Removal NO Footing NO
Sod/Dirt Removal YES Build-up NO
Garage Floor YES Brick/Block Work 2 SIDES
Driveway/Apron/Patio/Approach NO Wire/Fiber Mesh FLOOR ONLY
Re-Rod Pin to existing NO
Walk Fence/Gate Removal YES
4" Flatwork Nominal YES Conduit YES In Floor YES
6 Bag Mix Nominal NO Bolts 6" OC + 1" IN CONCRETE

STRUCTURAL SPECIFICATIONS

Size 22'x20' Style HIP
Front O.H. 2' Roof Pitch 6/12
Studs 8" - 16" O.C.
Roof Sheathing 7/16" Wall Sheathing 7/16" Firewall YES
House Wrap YES Top Plate(s) DOUBLE
Treated Bottom Plate YES (6" X 1" Cornice) OPEN 1" SPACIT
Metal Wind Braces YES Triple Corner Studs YES
Truss NO Rafter 2" x 4" x 4" Collar Ties YES
Cross Ties 5-2" x 4" Hangers YES H Ties YES
Reverse Ties 2-2" x 4" Brick Front NO
Overhead Door Size 16'x8' SHORCE PANEL 45' Corners _____
Overhead Door Style SHORT PANEL Color _____
Door Opener & Accessories 1/2 OPENCH 2 HTS
Service Door w/Lockset 36" (6 PANEL) Deadbolt YES
Window Size & Type 1-36" x 50" WHITE SLIDER SINGLE PANEL

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 3
Interior Lights 2 Single Switches 2 3 Way NO
Coach Lights 2 Flood Lights NO Exterior G.F.I. 1
Door Opener Outlet 1 Elec. Trench Filled NO

ROOFING SPECIFICATIONS

Color _____ Clean-up YES
Type DIMENSIONALS Ice Guard NO
Felt ROOF DECK Vents 2-ROOF #750
Drip Edge Color WHITE

SIDING SPECIFICATIONS

Type VINYL D-4 BR Color WHITE
Trim ALUM. Color WHITE
Soffit WHITE Perf. 15 Color VINYL
Gutters 5" WITH LEAF RELIEF Color WHITE
Posts NO Railings NO

SPECIAL NOTES

INSTALL (2) COURSE OF 6" BLOCK
AROUND BACK + (2) SIDES, LEAVE 5" FROM
FRONT (3) SEE SKETCH.

PAYMENT: I/We, the Owner(s) MR. KEVIN KENDRICK shall pay the Contractor for the performance of the Agreement, subject to additions and deductions provided therein as follows: TOTAL CONTRACT PRICE: _____

DOWN _____
_____ SIGN (MAILED IN)
_____ CONC.
_____ 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 on 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) 11-3-21 _____ 20_____
ITALY AMERICAN CONSTRUCTION CO., INC.
By Tom Mastroianni Representative
TONY MASTROIANNI Contractor
Kevin Kendrick Purchaser
Co-Purchaser

NO VERBAL AGREEMENTS RECOGNIZED