

Reasons to Purchase from Brad's Barns

The Hudson Valley's Original Amish Shed Dealer

OVER 19,000 BUILDINGS DELIVERED - WE KNOW BUILDINGS
SHED STANDARDS
30 Year Architectural Shingles with Tar Paper
Gable End Air Vents, Rolled Ridge Vent and Vented Soffits on All Sheds – Protects Shingles/Cools Building
Roof Rafters Notched for Greater Snow Load Capacity – Prevents Walls from Bowing Out with Heavy Snow Loads
¾" Pressure Treated Tongue and Groove LP Prostruct Floor with Smart Finish, Pressure Treated Joists 12" on Center – Prevents Sub-Floor from Rotting and Provides for Heavy Duty Floor to Support Heavier Loads, Also Termite Proof.
Diamond Plate on Doorways To Protect Threshold
Extra Pressure Treated 4x4 On 8' Wide Sheds for Greater Floor Strength
6'4" Tall Double Door on All Gable Ends
Shutters on Windows with Window Trim
Maintenance Free Composite Wood Corners and Fascia Trim on Buildings
2 Year Structural Warranty Against Manufacturer Defect – 50 Year Limited Warranty on DuraTemp Siding!
Full Financing Available or Rent To Own

Before You Purchase From Any Other Shed Dealer Make Sure All Of These Items Are STANDARD No One Beats Our Quality At These Prices We Guarantee It!

QUALITY ISN'T EXPENSIVE – IT'S PRICELESS!

OUR BUILDINGS ARE SUPERIOR IN EVERY WAY. HERE'S WHY ...

Over the years we have consistently worked to improve the quality of our sheds and believe we have a superior structure. Here are the reasons why:

OUR FLOOR SYSTEM is the strongest in the industry. We use only ¾" treated tongue and groove engineered flooring over pressure treated floor joists 12" on center, 8" on center in larger buildings. This makes for a heavy duty floor that will resist rot. The foundation comes with 3 – 4x4 pressure treated skids for 8' wide structures, 5 pressure treated skids for 10' and 12' wide structures and 7 pressure treated skids for 14' wide structures. Diamond plate covers the thresholds to prevent damage to the floor.

OUR ROOF SYSTEM is not only strong but unique to the shed industry. We start with rafters 16" on center, double gusseted and notched with bird's mouth for greater snow load capacity. Larger buildings also come with collar ties and are framed with 2x6s, 2x8s, 2x10s rafters and/or New York State engineered trusses. We use double top plates for greater roof stability with ½" plywood (NO particle board) roof sheathing. We use drip edge on the entire perimeter of the roof with tar paper on the sheathing to prevent leaks. The roof is then shingled with 30 year architectural shingles. If you choose a metal roof we still install the plywood sheathing for added strength. We then insulate over the sheathing before putting the metal on to prevent condensation inside the building.

- Continued on the Back -

BRAD'S BARNs

903 Route 28, Kingston, NY 12401

Phone (845) 339-2276

Fax (845) 340-1947

www.bradsbarns.com

T1-11 Siding

All Prices Listed Are the CASH Price – There is a 3% Transaction Fee on All Card Transactions

	MINI 4'	MINI 5'	DUTCH HIGH WALL	A-FRAME 6'8" WALL	A-FRAME 7'4" WALL	QUAKER	LEAN-TO	HIP ROOF
6x8	\$2,796*	\$3,075*	\$3,353*	\$3,235*	\$3,555*	\$3,330*	--	\$3,485
6x12	\$3,565*	\$3,925*	\$4,165*	\$4,125*	\$4,535*	\$4,245*	--	\$4,444
8x8	\$3,188*	\$3,507*	\$3,725	\$3,690	\$4,060	\$3,800	--	\$3,975
8x10	\$3,585*	\$3,945*	\$4,185	\$4,145	\$4,560	\$4,269	--	\$4,470
8x12	\$3,935*	\$4,330*	\$4,590	\$4,550	\$5,005	\$4,685	--	\$4,900
8x14	\$4,355*	\$4,790*	\$5,150	\$5,035	\$5,540	\$5,185	\$5,705	\$5,430
8x16	\$4,845*	\$5,330*	\$5,655	\$5,600	\$6,150	\$5,770	\$6,350	\$6,050
10x10	\$4,225*	\$4,650*	\$4,800	\$4,755	\$5,230	\$4,899	\$5,389	\$5,270
10x12	\$4,790*	\$5,270*	\$5,440	\$5,385	\$5,925	\$5,550	\$6,105	\$5,969
10x14	\$5,225*	\$5,747*	\$5,940	\$5,880	\$6,470	\$6,055	\$6,660	\$6,515
10x16	\$5,775*	\$6,355*	\$6,560	\$6,500	\$7,150	\$6,687	\$7,355	\$7,195
10x18	\$6,260*	\$6,885*	\$7,115	\$7,045	\$7,750	\$7,255	\$7,980	\$7,800
10x20	\$6,625*	\$7,290*	\$7,525	\$7,450	\$8,195	\$7,677	\$8,445	\$8,260
10x22	\$7,090*	\$7,799*	\$8,055	\$7,977	\$8,775	\$8,220	\$9,045	\$8,845
10x24	\$7,538*	\$8,290*	\$8,565	\$8,480	\$9,330	\$8,735	\$9,610	\$9,400
12x12	\$5,455*	\$6,000*	\$5,940	\$5,880	\$6,470	\$6,325	\$6,960	\$6,800
12x14	\$6,005*	\$6,605*	\$6,540	\$6,475	\$7,120	\$6,969	\$7,665	\$7,500
12x16	\$6,635*	\$7,300*	\$7,225	\$7,150	\$7,865	\$7,685	\$8,450	\$8,270
12x18	\$7,100*	\$7,810*	\$7,735	\$7,655	\$8,420	\$8,225	\$9,050	\$8,850
12x20	\$7,510*	\$8,260*	\$8,175	\$8,095	\$8,905	\$8,700	\$9,570	\$9,365
12x22	☺	☺	\$8,960	\$8,875	\$9,760	\$9,535	\$10,500	\$10,260
12x24	☺	☺	\$9,515	\$9,425	\$10,370	\$10,125	\$11,135	\$10,895
12x26	☺	☺	\$10,045	\$9,945	\$10,935	\$10,690	\$11,759	\$11,500
12x28	☺	☺	\$10,545	\$10,437	\$11,485	\$11,220	\$12,345	\$12,075
12x30	☺	☺	\$11,005	\$10,875	\$11,985	\$11,710	\$12,880	\$12,600
12x32	☺	☺	\$11,425	\$11,310	\$12,445	\$12,157	\$13,375	\$13,085
14x20	N/A	N/A	\$9,792	\$9,295	\$10,225	N/A	\$10,985	\$10,745
14x22	N/A	N/A	\$10,510	\$9,970	\$10,970	N/A	\$11,790	\$11,535
14x24	N/A	N/A	\$11,440	\$10,855	\$11,945	N/A	\$12,835	\$12,555
14x26	N/A	N/A	\$12,095	\$11,475	\$12,625	N/A	\$13,570	\$13,275
14x28	N/A	N/A	\$13,005	\$12,340	\$13,575	N/A	\$14,500	\$14,269
14x30	N/A	N/A	\$13,590	\$12,895	\$14,190	N/A	\$15,250	\$14,915

*COMES WITH ONE WINDOW 6' WIDE SHEDS COME STANDARD WITH A SINGLE DOOR AND ONE WINDOW

NOTE: 12' WIDE QUAKERS, & ALL OTHER 14' WIDE SHEDS REQUIRE AN ADDITIONAL WIDE LOAD ESCORT FEE.

Siding Options

- +10% Haley Urethane Stain on T1-11 Siding
- +10% Vinyl Siding
- +15% Painted LP LAP Siding (+ additional 10% w/ Urethane Stain)
- +20% Pine Board and Batten
- +25% Painted or Stained Pine Board and Batten
- +40% Hardy Plank Siding
- Cedar and Horizontal Pine Available – Market Pricing Varies
- Vinyl Stone Front - \$20 / Square Foot (4' high)

RAMPS:

- 3' - \$115
- 4' - \$130
- 5' - \$145
- 6' - \$160
- 8' - \$175
- 9' - \$190
- Ramps are approximately 30" deep and removable.

WE WILL MEET ANY PRICE OF COMPARABLE QUALITY

*** PRICES EFFECTIVE JULY 12th, 2021 AND SUBJECT TO CHANGE WITHOUT NOTICE ***

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ADDITIONAL OPTIONS AVAILABLE

WINDOWS

Additional Standard Size Aluminum Window - \$135
30x36" Aluminum Windows - +\$15 per Window UPGRADE
30x36" Insulated Windows - +\$250 per upgrade, +\$300 per Additional
30x30" Fixed Velux Skylight - \$525
Z or Raised Panel Shutters - \$15 per window
Transom Window (3' single door, 4' 5' and 6' double doors) - \$95 per door
Carriage window in doors (5' or 6' double doors only) - \$210 per door
9-Lite Glass in any 3' single or 6' double doors - \$125 per door

ADDITIONAL

Loft - \$6 per square foot
24" Work Bench w/ Backsplash - \$18 / Lineal Foot
Shelves (16" deep) (No Backsplash) - \$16 / Lineal Foot
12" Long heavy-duty hinges - \$40 per door
20" Horse Barn Strap Hinges - \$100 per door
Partition Walls - \$50 per lineal Foot
Large round moonlight vents - \$100 each
2x6 Walls and Rafters - \$3 per square foot

FLOWER BOXES

Wood flower box - \$30 each
Vinyl flower box - \$45 each

SINGLE DOORS

Single door (30" or 36") - \$195
House door (9-lite or 11-lite) - \$390
Upgrade to round top door - \$175

DOUBLE DOORS

Additional double door - \$390
Wider double door - \$50 per foot
Upgrade to round top 44", 5' or 6' - \$210

ROOFING

Corrugated, Insulated metal roof – includes sheathing - \$4 per Square Foot
Standing Seam Metal Roof - \$11 per Square Foot
12/12 Pitched Hinged Roof – 20% Over A-Frame Base Price plus install
Hinged Lean-To with Posts - \$24 per Square Foot plus install

FLOORING

1 1/2" Pine Tongue and Groove Flooring - \$4 / Square Foot
R-20 Insulated Floor w/ Critter Guard - \$5 / Square Foot

PORCH FEATURE

Pressure Treated Decking, 2 – 6x6 Posts and Loft above - \$25 / Square Foot
Upgrade to Composite Decking - +\$10 / Square Foot
Wood Railings - \$15 / Lineal Foot
Vinyl Railings - \$20 / Lineal Foot

DORMERS

Peak Dormer w/ Window - \$750
Cape Cod Dormers w/ Windows - \$450 per dormer (minimum of 2 dormers)
Transom Dormers - \$145 / Lineal foot

ELECTRICAL PACKAGE

Switch with 1 Light and 2 Receptacles - \$400
Additional Light - \$50
Additional Receptacles - \$40
60 Amp Breaker Panel Box - \$150

FINISHED INTERIOR

R-11 Insulation- \$3 / square foot of walls and ceiling
T1-11 Finished Interior- \$4.50 sq / ft of walls and ceiling
1x8 T&G Beaded Pine- \$7 sq / ft of walls and ceiling

Let us take care of your site work!

Item #4 Crushed Stone Pads, Concrete, Site Leveling and Grading Available.

Customer Pricing Notice:

Our Advertised Prices Include a 3% Cash/ Check Discount. If you are paying by any other method an additional 3% will be added to the final purchase price.

We Accept ALL Major Credit Cards with No Limit per Transaction

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The Hudson Valley's Original Amish Shed Dealer

WALLS are framed with 2x4s (2x6s in larger buildings and garages) 16" on center and are doubled in each corner for a stronger corner wall foundation. All sheds have a 4" or 6" overhang on each wall so water can run off and not damage the siding. 6" and 10" overhangs are placed on Deluxe and Elite models.

VENTING: Sheds and garages tend to get very hot in the summer months which can shorten the life of the shingles, so we use gable end vents, vented soffits and ridge vents for maximum cooling. Proper venting of the building is a key component to the longevity of the building.

DOORS AND WINDOWS: All sheds come with 2 windows (except Mini barns and 6' wide sheds), window trim and shutters. All windows are supported with headers and jacks. All doors are supported with headers and double stud jacks on each side of the door. Rubber door bumpers are placed on the siding to protect it from the door and door handles. All hinges and door latches are black powder coated to resist rust.

SIDING CHOICES: We have a multitude of siding choices, including 1/2" LP Lap SmartSide, LP Lap (horizontal siding), Vinyl, Hardie Plank, Pine Board and Batten, LP SmartSide Board and Batten, LP SmartSide Dutch Lap, Cedar, Cedar Board and Batten, Painted Pine, Log, cultured stone and brick face. Our vinyl is .04 thick for better stability and to prevent sagging on hot days. Our log siding is 2x6 tongue and groove and is siliconed to prevent leaks.

CUSTOM ORDERS: We can customize your shed any way you would like, including finished interiors, insulation, electric, insulated windows, etc. We can build on site any custom project you have in mind, from residential to commercial orders. Call us for details.

DELIVERY AND SET UP: All deliveries are completed by our professional delivery crew with special equipment to get in even the tightest of spots. Whether we are setting a roof on a 2 story building or building a kit, we have a professional building crew put your structure together. In many cases, our Amish builders come up and complete your structure or build the entire structure on site.

WARRANTY: Because we use only the finest building materials and because our floors and subfloors are pressure treated and heavy duty, we offer a 2-year structural warranty against manufacturer defects. There are many shed dealers in this industry, but none of them build exactly the way we do. We are committed to producing the highest quality building for your use and personal satisfaction. We appreciate your business and thank you for choosing Brad's Barns & Gazebos, the Hudson Valley's original Amish shed dealer.

ENGINEERED DRAWINGS are available on any structure with an architectural seal if needed, at an additional cost.

We know of no other dealer with our standards. That's why, simply put, we build the Best Buildings in the Business – BAR NONE!

Brad's Barns Site Preparation

Crushed Stone Pads

Thank you for considering Brad's Barns to prepare your site for your new building. Our Item-4 crushed stone pads are constructed 1 foot larger than your building on all 4 sides and average 3-4" in thickness. Pads are precisely leveled using a transit laser level and then compacted using a vibratory plate tamper. The average pad can be completed in about 1 day. A level pad insures that the doors and windows of your building open and close properly. Professionally installed pads prevent settling, eliminating structural damage to your building.

- The average price for a crushed stone pad is between \$7 and \$10 per square foot
- For example for an 8'x8' building we will install a 10'x10' pad 100sqft @ \$700-\$1000
- A pressure treated wood surround can also be installed, pricing will be site specific
- Pricing may vary based upon travel time, access, and overall difficulty of the site
- Please schedule a free site evaluation for exact pricing on your project

We stand behind our work!

If your building were to go out of level we will correct it free of charge.

*3 year warranty on crushed stone pads. Excludes damages caused by burrowing animals.

Important Information Regarding Our Site Preparation Service:

- Please expect our crew to arrive promptly between **8am - 9am** unless otherwise specified.
- Work is preformed **weather pending**. Our equipment is not designed to operate in inclement weather. Also if your property is saturated from heavy rains we may damage your property or our equipment. If you think there may be an issue please let us know beforehand. If inclement weather presents an issue the morning of scheduled work a manager will call in regards to rescheduling.
- Please be advised that heavy equipment is used to complete your project. Minor property damage may occur, however we do our best keep it to a minimal. If in the event slight damage occurs grass seed and straw will be applied to the affected area.
- **Payment is due upon completion** by check or cash.