Indy Shed Co Build Terms

Effective November 2026

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These terms apply to every build we perform. Please read them before paying your deposit. Paying the deposit confirms you have read these terms and agree to them.

The short version: building outdoors with real materials means timelines move. Back orders, shipping delays, sold-out items and weather (including weather in the days before your build) can push your build date or mean we return to finish small items. We will always keep you informed, and we will always finish the job.

1. Your quote

Your quote is a fixed price for the specific structure, size, materials and options listed on it. Anything not listed on the quote is not included.

Quotes are valid for 90 days from the date issued. After 90 days we will need to re-quote at current material and labor pricing.

Prices are based on the site conditions and access described to us or observed during a visit. If actual conditions differ materially, pricing may change (see Section 8).

2. How your build becomes official

We do not require a signature. Your build is confirmed when your 50% deposit is paid. Paying the deposit means you have read and agreed to these terms.

Until the deposit is paid, no build date is held for you and no materials are ordered.

3. Payment

Deposit. 50% of the quoted total, invoiced through QuickBooks, with 30-day payment terms. Your place on the build schedule is held only once it is paid.

Balance. The remaining 50% is due upon substantial completion of your build (see Section 15). We will send a final invoice through QuickBooks. We do not require payment on site or before our crew leaves.

Payment methods. Bank transfer (ACH) and check are accepted at no additional charge. Credit and debit cards carry a 3% surcharge. Financing is available through Wisetack and HFS Financial.

Late balances. Balances unpaid 30 days after completion may be subject to a late fee, and we reserve the right to pursue collection, including any remedies available to us under Indiana law. Our workmanship warranty (Section 16) does not take effect until your balance is paid in full.

Delays do not change the price or the balance. A schedule change, a back-ordered item or a return trip for punch-list work does not reduce your price, and the balance is still due at substantial completion.

4. Build dates, timelines and delays

Your build date is an estimate, not a guarantee. Build dates are assigned first come, first served, in the order deposits are received. We schedule carefully, but dates often move, and we reserve the right to change your build date when we need to.

Why dates move. The most common reasons are:

- **Weather, including weather before your build.** Rain, snow, cold, heat and wet ground can stop or slow work on the jobs scheduled ahead of yours. A clear day on your build date does not mean we were not delayed by weather earlier in the week.
- **Materials.** Back orders, shipping delays and sold-out items (see Section 5).
- **Jobs ahead of yours.** Site problems, permit holdups or delays on a prior job carry forward to the next one.
- **Permits and inspections**, which run on the city or county's timeline, not ours.

Notice. We will tell you about a date change as soon as we know about it. Sometimes that is only a day ahead, or the morning of.

How long a build takes. Any estimate we give for how long the build itself will take is our best guess. Builds may take longer than expected and may run across multiple days. We do not promise to stay on site continuously until your build is complete.

Return trips. It is normal for us to finish the main structure and return later to complete smaller items, such as a back-ordered window or door, trim or punch-list work. A return trip is part of a normal build, not a sign that something went wrong.

No compensation for delays. We are not liable for costs, losses or inconvenience resulting from a schedule change, including time off work, rental costs or stored items. A delay does not change your price or entitle you to a refund or discount.

5. Materials, back orders and substitutions

Back orders are common. Materials are frequently back-ordered, slow to ship or sold out, especially custom and specialty items. This includes doors, windows, roll-up doors, hardware, trim, siding and roofing in specific colors. Even a small part, such as the screws or fasteners for an order, can hold up the larger items that ship with it.

Suppliers don't always tell us. Suppliers sometimes delay or hold an order without notice, and we may only find out when a delivery doesn't arrive. When that happens, we will update you as soon as we know.

What a back order means for you. We may start your build later than planned, or complete your build and return later to install the outstanding item. Your build is considered substantially complete, and the balance is due, when the structure is finished, safe and usable (see Section 15).

Substitutions. If a specified material becomes unavailable, we may substitute a comparable material of equal or better quality to keep your build moving. Where the change is visible, we will tell you first.

Materials delivered ahead of time. Materials are sometimes delivered to your property before your build date. Please don't move, use or cover them, and let us know right away if anything appears damaged or missing.

Windows. Windows included in a base shed price are standard shed windows, not insulated units. Insulated windows are an upgrade and are quoted separately.

Reusing existing materials. At your request, we may reuse existing posts, panels, gates, hardware or other materials to lower your cost. Reused materials are installed as-is. We cannot guarantee their condition, strength or lifespan, and the finished work may not be as straight, level or uniform as work built entirely with new materials. Layout will follow the existing materials, such as current post spacing. Reused materials, and any part of the work they affect, are not covered by our workmanship warranty, and repairs or replacement needed because of them will be quoted as new work.

6. Cancellations and refunds

Before materials are ordered. Your deposit is refunded less the non-recoverable payment processing fee: 3% on credit or debit card payments, 1% on ACH. Our payment processor does not return its fee to us when a payment is refunded, so we are unable to return that portion.

After materials are ordered. Your deposit is non-refundable. Materials are ordered specifically for your build, are often cut or custom-ordered, and cannot be returned.

If your HOA or permit is denied after materials are ordered, the deposit remains non-refundable. Approvals are your responsibility (Section 9), and we recommend securing them before paying your deposit.

A schedule change or material delay (Sections 4 and 5) is not grounds for cancellation with a full refund.

If we cancel for reasons within our control, your deposit is refunded in full.

7. Size, style, color and placement are your choice

You choose the size, style, colors, options and location of your structure. We are glad to answer questions, but how the structure looks on your property, and whether it suits the space, is your decision.

Before you pay your deposit, we strongly recommend marking the footprint on the ground with stakes, string or marking paint, and looking at it from your house, yard and street. A structure often looks larger once it is standing than it does on paper.

Renderings, drawings, photos and sample colors are for illustration only. Your finished structure will be built to the size and options on your quote. Not liking how a correctly built structure looks in your space is not a defect, and is not grounds for a refund, rebuild or removal at our cost.

8. Your site

You are responsible for a build site that is ready when our crew arrives.

- **Level ground.** The site must be reasonably level. Grading, leveling or fill is your responsibility unless site prep is listed on your quote.

- **Access.** Our crew needs to get materials and equipment to the build location. Please confirm gate widths, fence openings, overhead clearance (power lines, tree limbs, eaves) and that the path is passable. Soft, wet or muddy ground can make a site inaccessible.
- **Placement and property lines.** You are responsible for identifying your property lines and telling us exactly where the structure goes. We build where you direct us. If a structure is later found to encroach on a neighbor's property, an easement or a required setback, relocating or removing it is not covered and will be quoted as new work.
- **Clearing the area.** Please remove vehicles, furniture, play equipment, decorations and anything else in the work area and along the access path before your build date.
- **Power.** Our crew may need to use an exterior electrical outlet during the build. Please let us know ahead of time if one is not available.

Removing an old shed or structure. If your quote includes tearing out an existing structure:

- **It must be completely empty before our crew arrives.** We do not empty, move or store its contents.
- **Where your belongings go is up to you.** Removal and the new build may happen on different days, and dates can move (Section 4). Plan for your belongings to be out and protected from weather for several days.
- We are not responsible for belongings left inside or near the structure, or for weather or other damage to items you moved out.
- Any electrical service to the old structure must be safely disconnected by a licensed electrician before removal.
- Removal covers the structure itself. We do not haul away contents, trash, or hazardous materials such as paint, chemicals or fuel.
- If the structure is not empty when we arrive, we may reschedule and a trip charge may apply (Section 18).

9. Permits, HOA and approvals

Obtaining any required building permits, zoning approvals, HOA approvals and variances is your responsibility, as is any associated fee, unless permit handling is listed on your quote.

We are happy to provide standard plan drawings and dimensions to support your submission. We do not provide engineer-stamped drawings unless that is quoted and purchased separately.

We are not responsible for delays, denials, fines or removal orders resulting from missing or denied approvals, or from a structure that does not comply with local code, zoning or HOA rules.

10. Underground and hidden items

Please read this section carefully.

Shed builds: locating underground lines is your responsibility. We do not request utility locates for shed builds. Before your build date, we recommend calling 811 to have public utility lines marked. If you choose not to, you accept the risk of damage to any line that was not marked.

Fence installations: for fences, including shed and fence bundles, we request the Indiana 811 public utility locate for the fence work. Private lines are still your responsibility.

Indiana 811 marks public utility lines only. It does not mark privately installed lines, and it does not always mark service lines that run shallow. On every job, you are responsible for locating and clearly marking private lines, such as:

- Irrigation and sprinkler systems, including heads and valve boxes
- Invisible or electric pet fencing
- Landscape and low-voltage lighting
- Cable TV, internet and fiber lines that were buried shallow or by a private installer
- Gas or propane lines to a grill, fire pit, pool heater, generator or outbuilding
- Septic tanks, leach fields and drain lines
- Downspout drains, French drains and sump discharge lines
- Private water lines, well lines and hose bib lines
- Electrical runs to sheds, garages, lampposts, hot tubs, pools, EV chargers or outbuildings
- Pool, spa and solar lines or conduit
- Buried tanks of any kind

We are not liable for damage to underground lines that were not located and marked before your build, or to anything buried or concealed that we were not told about.

The same applies to concealed conditions we could not reasonably have known about, such as buried debris, old foundations, fill, rock, roots or high water tables. If we hit one, we will stop and talk with you before continuing, and extra work will be quoted separately.

11. Your property, existing conditions and damage claims

Building on your property means moving heavy materials, and sometimes vehicles or equipment, across your lawn and driveway and through your gates. We take reasonable care, and we will always tell you if something goes wrong.

Normal impact is not covered. Ruts, tire marks, flattened or compacted grass, and minor damage to sod or landscaping in and around the work area and access path are normal and expected. We are not able to restore them.

Existing conditions. Please point out, before your build date, anything already damaged or fragile along the access path and near the work area, such as fences, gates, latches, hinges, gutters, downspouts, siding, pavers, concrete and driveways. We may photograph the site before and after the build. Older fences, gates and hardware can be worn or brittle, and we are not responsible for wear or failure of items that were already aged or damaged.

Gates and fence panels. If a gate or fence section must be opened or removed for access, we will reinstall it to the condition it was in. We are not responsible for latches, hinges or posts that were already loose, worn or damaged.

Reporting damage. If you believe we caused damage, please tell us in writing (text or email is fine) with photos within 48 hours of the end of your build day. We will look into it promptly and fairly. We are responsible only for damage we directly caused. We cannot accept claims for damage reported after that window, or for items not shown to us before the build that we have no record of.

12. Pets, children and gates

Our crew will need gates open and will be moving in and out of your yard throughout the build. **Please keep pets indoors or securely contained away from the work area and any open gates for the entire build.** We are not responsible for pets that get out of the yard, or for injury to pets that enter the work area.

Please keep children away from the work area. Tools, power equipment and materials are present throughout the build.

We make our best effort to close gates during the build, and especially before we leave each day. Even so, **please check that every gate is closed and latched before letting pets or children out.**

13. Wood, colors and finishes

Natural characteristics of wood. Lumber is a natural product. Knots, grain variation, minor checking and splitting, cupping, twisting, shrinkage as it dries, and small gaps that open or close seasonally are normal characteristics, not defects, and are not covered by warranty. Treated lumber in particular moves as it dries.

Color and finish variation. Paint, stain and siding colors vary between production batches, and wood absorbs finish unevenly. Colors on a screen, in a rendering, on a sample chip or in a photo will not match your finished building exactly. We cannot guarantee an exact color match to a sample, a photo or an existing structure.

14. Foundation and settling

Most of our structures sit on a floating block foundation. This is standard for outbuildings and is designed to move with the ground.

Ground settles. Over time your structure may need to be re-leveled, particularly after the first year, after heavy rain or on newly disturbed soil. Periodic re-leveling is normal homeowner maintenance, not a warranty item.

Unless anchoring is listed on your quote, your structure is not anchored to the ground. Unanchored structures can be moved or damaged by high wind. Anchoring is available as an add-on and may be required by your local code.

Doors after settling. During your first year, if a door or window stops closing the way it should after your structure settles, let us know. We will come out to check it, and if an adjustment is needed, we will take care of it.

15. Completion and punch list

Your build is **substantially complete** when the structure is finished, safe and usable, even if minor punch-list items or back-ordered components remain. The balance is due at substantial completion.

Punch-list items, such as a back-ordered window or door, trim touch-ups or small adjustments, are completed on a return trip scheduled as soon as materials and crew availability allow. Open punch-list items are not a reason to hold back any part of the balance.

We remove our construction debris and make a reasonable effort to clear the work area, including a magnet sweep for fasteners. We recommend checking the area yourself before letting pets or children back into it.

16. Workmanship warranty

We warrant our workmanship for one year from the date of substantial completion. Warranty coverage begins when your balance is paid in full.

Manufacturer warranties on materials pass through to you directly, on whatever terms the manufacturer offers. We will help you make a claim, but we do not extend or guarantee a manufacturer's warranty.

Our warranty does not cover:

- Normal wood movement, checking, splitting, shrinkage or seasonal gapping (Section 13)
- Color, stain or finish variation, and normal fading or weathering
- Settling of the foundation and the re-leveling that follows (Section 14)
- Wind, storm, hail, flood, fallen trees, fire or other acts of nature
- Damage from lack of maintenance, or from water, drainage or grading conditions on your property
- Pest, rodent, insect or mold damage
- Modifications, additions, repairs or finishes performed by you or anyone else
- Overloading: hanging, storing or mounting beyond what the structure was designed for
- Normal wear, abuse, neglect or misuse
- Anything excluded by another section of these terms

17. Changes to your build

Changes to scope, size, materials, options or placement must be confirmed in writing by both of us before we proceed. An email or text exchange is fine.

We are not able to honor verbal change requests made to a crew member on site. Our crews build to the approved quote. Changes may affect both your price and your build date.

Changes after work has started. Our crew may confirm details with you on site, such as the placement of doors, windows, vents or nesting boxes, before building them. Those answers are final. Once an item has been framed, cut or installed as confirmed, changing it is new work and will be billed separately.

18. If we can't build

If our crew arrives and cannot begin or continue work because the site is not ready, access is blocked, underground lines are unmarked, required approvals are missing, an old structure being removed isn't empty, pets are loose in the work area or conditions are unsafe, we may reschedule. A trip charge may apply, and your build may move to the next available date rather than the next day.

We reserve the right to stop or decline work where a site is unsafe, or where our crew is subjected to abusive treatment.

19. If something isn't right

We are a local company, and we care about every build we do. If a problem is our fault, we will always take care of you.

If you have a concern about your build, please tell us in writing (text or email is fine) with photos. We will respond promptly and, where the concern is covered by these terms, we will fix it.

Before pursuing any other remedy, you agree to give us written notice of the problem and a reasonable opportunity to inspect it and make it right.

20. Photography

We may photograph your site before and after the build, and photograph completed builds for our website, social media and marketing. Marketing photos show the structure only, never your address or identifying details. If you would prefer we not use photos of your build for marketing, just tell us. No explanation needed.

21. Limitation of liability

Our total liability for any claim arising from your build is limited to the amount you paid us for that build.

We are not liable for indirect, incidental or consequential damages, including loss of use, loss of stored property or costs arising from a delay.

22. General

These terms, together with your quote, are the complete agreement between us and replace any prior discussions, suggestions or representations, including opinions shared during a consultation about size, style or placement.

These terms are governed by the laws of the State of Indiana. If any part of these terms is found unenforceable, the rest remains in effect.

Questions about anything here? Call or text us at 317-426-8260 before you pay your deposit. We would much rather talk it through up front.

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