



Facade/TP — Milwaukee Turners

Estimate 26-425-9

Prepared By

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Prepared For

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1034 N Vel R. Phillips Ave, Milwaukee, WI 53203

7 Things You Need to Know Before Hiring a Contractor

1

Select only licensed and MCAA contractors:

Ask to see the contractor's license and some additional form of identification.

Even if the contractor is licensed, you may also want to find out whether he/she is a member of a masonry contractor or professional cooperative that establishes a code of ethics or standards for our trade.

2

Obtain competitive bids:

Discuss the bids in detail with each contractor to ensure you understand the reasons for any price variations. Sometimes a higher price can be substantiated due to higher quality materials or custom work.

3

Check the contractor's references:

Ask the contractor for local references and contact them to see if they were satisfied with the contractor's work and timeliness of project completion.

Lastly, ask the contractor for their business address and telephone number and verify them.

4

Make sure the contractor measures up:

Check out potential contractors by contacting local consumer protection organizations: building department, trade association or union, consumer protection agency, consumer fraud unit or district attorney's office, and Better Business Bureau.

5

Verify a contractor's workers' compensation and liability insurance coverage:

All contractors and their employees should have the necessary insurances to protect them against claims covering workers' compensation, property damage, and personal liability in case of accidents.

Don't let your home-owner's insurance policy become your contractor's liability coverage!

6

Negotiate a contract:

Make sure you have a written contract. This will ensure everyone is clear of what is to be done, how much it will cost, and a schedule for completion.

Make sure there is an arbitration clause in your contract and that the contractor agrees to arbitrate any disputes that may arise.

7

Contracts should include ALL project details:

Before actual work begins, make sure the contract specifies, in detail, all materials to be used for the project.

Make sure your contract includes everything you feel is important to the job, including clean-up, removal of debris and materials, and special requests. Should project scope change after the work has begun, make sure the discussed changes are amended in the original contract.

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North Shore Brickwork does not assume responsibility for any damage that arises from any action based on information found in this report.

DESCRIPTION
TOTAL
1034 N. Vel R. Phillips Ave – Milwaukee, WI
\$27,540.00

Paint color is by Sherman-Williams. The color name is Rustic City. There are two sets of ID#s on it. SW 7699 and 296-C7

Section 1 - Annex

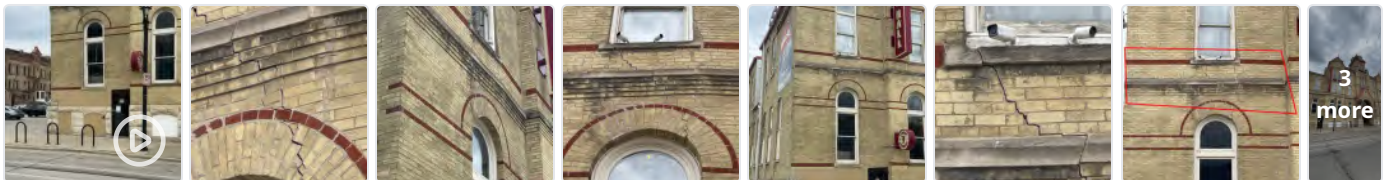
Scope Area 1 - Annex (West Elevation):

Lowest, furthest-left section of the front exterior roughly (roughly 3 stories up)

- Repoint cracks/deteriorating joints and repair/replace masonry sections above and below the upper rectangular window as needed, with long term structural stability in mind as well as cosmetic appearance. All cracked bricks will be replaced with best possible matching option available.
- North Shore will follow the "Option 1" Steel Channel technique as shown in the provided drawings from customer, as a part of this scope.
- North Shore will paint the 2 steel channels to using the paint specs below provided by the customer. 2 coats of paint will be applied.

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All Lifts/Scaffolding included.


Section 2 - Attic

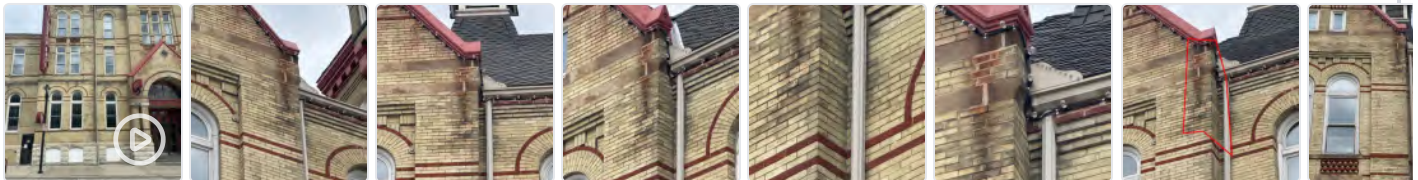
Scope Area 2 - Attic (West Elevation):

Middle section, roughly 4 stories tall.

Sunlight currently entering through holes in the masonry

- Perform masonry and facade repairs to seal all gaps and fortify this section. All deteriorated or cracked mortar to be repointed, and all cracked/crumbling masonry to be replaced. Goal here is to provide a long term solution with cosmetics in mind, and to close off all gaps allowing outside atmosphere inside.

All Lifts/Scaffolding included.


Section 3 - Tower

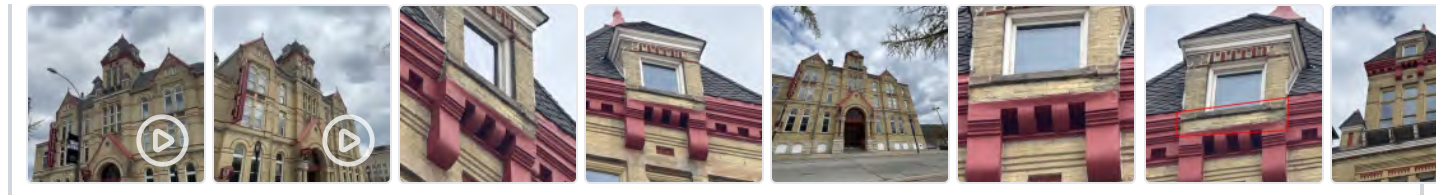
Scope Area 3 - Tower (West Elevation):

Highest, furthest-right section, roughly 5 stories tall. Located at top of building.

- Scope section is the masonry sill and the few courses of brick below the top tower window. Water is currently leaking in through this area.

- Fully replace this section to eliminate future water intrusion and repair weakened masonry. Includes window sill, window sill connection joints, and the 3 courses of bricks underneath the window.
- This also includes any spot repairs needed around the window above the masonry will. Final result will be geared towards long term stability of this section as well as cosmetically pleasing repairs.

All Lifts/Scaffolding included.



Specifications

Work areas to be accessed by suspended/cantilevered swing stages, or scaffolding if necessary.

\$0.00

Paint color is by Sherman-Williams. The color name is Rustic City. There are two sets of ID#s on it. SW 7699 and 296-C7

- Tuckpointing
- Grind all exposed mortar joints to a minimum depth of ½"
 - Flush with water to remove dust and promote adhesion
 - Layer in a new type "N" tuckpointing mortar into the joints
 - Tool joints to match adjacent surfaces
 - Wet down to insure proper cure of mortar

- Brick Replacement
- Remove severely damaged and spalled brick utilizing masonry saws
 - Properly clean and prepare areas where brick has been removed
 - Relay new brick, plumb and level, into wall
 - New brick shall match the existing brick as closely as possible

- Steel Channel Installation:
- Per the engineer-provided drawings (Beane Engineering, dwg S-202), North Shore will install two full-width exterior steel channels spanning the width of the annex wall - one at the floor level and one at the roof level.
 - Interior steel rods and wood blocking will be installed within the existing floor and roof system at each connection point, requiring selective opening of the floor and ceiling for proper placement and anchoring.
 - All steel components will be installed in accordance with the provided structural drawings, with blocking and rod connections made secure at both bearing points prior to closing up the floor and ceiling.
 - This method is designed to provide lateral stability to the west wall while minimizing disruption to the surrounding masonry and interior finishes.

Discount

Discount of \$1,600 contingent on all 3 scope sections above being awarded to North Shore before Friday, June 12th, by 5pm CST.

-\$1,600.00

TOTAL

\$25,940.00

PAYMENT SCHEDULE

Name	Amount
Deposit Invoice (50%)	\$12,970.00

Terms and Conditions

General – Detailed descriptions of installation methods and materials to be installed on for the scope of work identified above are available on request. All equipment required to perform the Work will be erected and maintained during the course of performance. Owner to provide access to needed utility connections. Work areas will be broom swept to remove accumulations of our debris, which will be removed on a regular basis. All Work shall be performed in a good and workmanlike manner by persons skilled in their trades. Contract Insurance – North Shore Brickwork & Windows, Inc. shall provide Workers Compensation, Comprehensive General Liability, Excess Liability, Automobile Liability and Installation Floater insurance as per the attached schedule. Owner and Owner's Agent agree to bear the premium cost for any additional insurance coverage required by Owner and Owner's Agent that is (a) in excess of current policy limits shown below, (b) alters or expands coverages and/or (c) is in addition to the insurance policies currently maintained by North Shore Brickwork & Windows, Inc..

Waiver of Subrogation – The Owner and North Shore Brickwork & Windows, Inc. waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors, and any of their subcontractors, sub-subcontractors, agents and employees, Including the right of subrogation on any Worker's Compensation, General Liability, Auto Liability, Property Insurance and Excess Insurance policies except such rights as they have to proceeds of such insurance held by the owner as fiduciary A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a legal liability for said loss, a duty of indemnification, contractual or otherwise,

didn't have an insurable interest in the property damaged or did not pay the insurance premium directly or indirectly.

Indemnity – To the fullest extent permitted by law, North Shore Brickwork & Windows, Inc. and Owner agree to indemnify, keep and save harmless the other from and against claims, damages and losses arising out of or resulting from performance of the Work, provided that such claim, damage or loss is 1) attributable to bodily injury, sickness, disease or death or 2) to injury or destruction of tangible property (other than the Work itself), but only to the extent caused by their respective negligent acts, errors or omissions (or by anyone directly or indirectly is employed by them or anyone for whose acts they may be liable) and limited to the available liability insurance covering this contractual risk.

Limitation of Liability – The North Shore Brickwork & Windows, Inc.'s liability to the Owner on any claim or dispute shall be no greater than the limits of its insurance coverage as set out in the attached schedule (excluding claims or disputes on the warranty obligation below, which limits liability to the dollar value of this Agreement).

Warranties – Owner acknowledges that this contract is for a partial repair of an integrated façade system and was performed at the Owner's direction. North Shore Brickwork & Windows, Inc. warrants that all workmanship and all materials employed in the Work shall be free of defects for a period of one year from the date of substantial completion of the Work. North Shore Brickwork & Windows, Inc.'s warranty does not extend to defects or damage caused by: (1) normal wear and tear during normal usage, (2) use for a purpose for which the Project was not intended, (3) improper or insufficient maintenance, (4) modifications to the Work performed by the Owner or Others and/or (5) abuse. If any defects in the work are found within the warranty period, Owner will notify North Shore Brickwork & Windows, Inc. in writing and North Shore Brickwork & Windows, Inc. will investigate and determine if the defect is covered by this warranty. Any defect covered under this warranty will be corrected by North Shore Brickwork & Windows, Inc. within a reasonable time following such determination. Owner agrees that the North Shore Brickwork & Windows, Inc.'s liability for breach of this warranty shall not exceed dollar amount of its contract with Owner. North Shore Brickwork & Windows, Inc. expressly disclaims and Owner waives any other warranty, express or implied at law, and extends this warranty in lieu of any and all warranties which may otherwise exist or are implied in fact or law, including those of Merchantability and Fitness for a Particular Purpose. **IN ADDITION TO THE FOREGOING, NORTH SHORE BRICKWORK & WINDOWS, INC. DISCLAIMS AND DISAVOWS ANY AND ALL RESPONSIBILITY OR LIABILITY FOR ANY MOLD CONDITION OR FORMATION, REMEDIATION THEREOF OR CONSEQUENTIAL DAMAGE ASSOCIATED WITH SUCH MOLD CONDITION OR FORMATION OF ANY KIND WHETHER DISCOVERED PRIOR TO OR FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION.**

Safety – North Shore Brickwork & Windows, Inc. will have overall responsibility for safety precautions and programs in the performance of its work. North Shore Brickwork & Windows, Inc. will seek to avoid injury, loss or damage to persons or property at the worksite, materials and equipment stored at on-site or off-site locations for use in the Work; and property located at the worksite and adjacent to work areas, whether or not the property is part of the Work.

Repair is Not Design – North Shore Brickwork & Windows, Inc. does not and is not providing professional design services. This contract is limited to providing repairs of the existing integrated façade system identified by Owner. Owner agrees all repairs shall utilize materials similar to those existing. Should the services of a licensed design professional be desired or required Owner shall secure the same under a separate contract.

Concealed or Unknown Worksite Conditions – Owner must inform North Shore Brickwork & Windows, Inc. of any known latent conditions that would materially change the Scope of Work. Owner also recognizes that apart from known conditions, that concealed or unknown worksite conditions may exist which cannot be detected by the visual inspection prior to establishing the Scope of Work. If (a) subsurface or other physical conditions are found, which are materially different than those indicated in the Scope of Work, or (b) unusual or unknown physical conditions are encountered at the worksite, North Shore Brickwork & Windows, Inc. will stop work and provide Owner with prompt written notice of the condition(s). Any such condition(s) will be the basis for the issuance of Change Order to the Work.

Hazardous Materials – Owner will make known any hazardous conditions at the worksite. To the extent these precautions are inadequate to prevent foreseeable bodily injury or death to persons resulting from such hazardous materials, including asbestos or polychlorinated biphenyl (PCB) which are encountered by North Shore Brickwork & Windows, Inc., it shall upon encountering said condition(s), stop work and report the conditions to the Owner in writing. The Owner shall investigate site for the presence of hazardous materials. The Owner shall also be responsible for the remediation of any area which poses a potentially hazardous condition at its sole cost and expense. In the event hazardous materials are encountered, Owner may either terminate this Contract or request that the North Shore Brickwork & Windows, Inc. suspend Work, which request shall be the subject of a written Change Order. Any suspension of Work shall require Owner to pay North Shore Brickwork & Windows, Inc. any and all demobilization and remobilization costs thereby incurred. To the fullest extent permitted by law, Owner shall indemnify, keep and save North Shore Brickwork & Windows, Inc. harmless from and against any claims made by employees and/or third parties arising out of performance of the Work in the affected area.

Assignments – Neither the Owner nor North Shore Brickwork & Windows, Inc. shall assign this agreement without the written consent of the other except as to the assignment of the proceeds. The terms and conditions of this agreement are binding upon both parties, their partners, successors, assigns and legal representatives. If either party attempts to make such an assignment without securing the written consent of the other, that party shall, nevertheless, remain legally responsible for all obligations under this agreement.

Contractor's Rights of Collection of Overdue Payments – In the event Contractor is compelled to enforce Contractor's rights to payment under this Contract, then Owner shall in addition to interest be responsible to reimburse Contractor its expenses of collection of any monies due to the Contractor from the Owner, including but not limited to Contractor's expenses of filing, recording, perfection and foreclosure of any Mechanics Lien and any and all expenses incidental to any cause of action seeking collection of any sums owed by Owner to Contractor arising out of or relating to this Agreement including Contractor's reasonable attorney's fees incurred thereby

Proof of Funding – Proof of funding will be provided by the Owner, at the request of North Shore Brickwork & Windows, Inc. prior to the start of the work. Such proof may be in the form of an irrevocable letter of credit, acceptable to North Shore Brickwork & Windows, Inc.

Authorization – Owner and/or agent of Owner of the address of the worksite for which the Work identified in this proposal is to be performed hereby acknowledges that the party signing this agreement is authorized to sign and enter into contracts on behalf of the Owner.

No Third Party Beneficiaries – Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Owner or North Shore Brickwork & Windows, Inc.

Accrual of Causes of Action – Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion or the date of issuance of the final Certificate of Payment for acts or failures to act occurring after Substantial Completion.

Termination – North Shore Brickwork & Windows, Inc. may terminate this Agreement if Work is stopped for a period of 3 consecutive days through no fault of North Shore Brickwork & Windows, Inc. as a result of the issuance of a stop work order by a court or public official having jurisdiction, an act of government, such as a declaration of national emergency ceasing all Work, Owner not making payment(s) on a Certificate for Payment within the time allotted and/or failure of the Owner to provide evidence of financial arrangements to satisfy payment obligations. The Owner may terminate this Agreement if North Shore Brickwork & Windows, Inc. persistently refuses to supply enough skilled workers or proper materials, fails to make payments to Subcontractors in accordance their respective agreements, persistently disregards laws, ordinance, rules, regulations or orders of public authority having jurisdiction and/or is otherwise in substantial breach of this Agreement.

Suspension by Owner – If, following the mobilization of North Shore Brickwork & Windows, Inc.'s equipment, material and labor at the worksite, Owner requests that North Shore Brickwork & Windows, Inc. suspend its performance of the contract, then Owner agrees to compensate North Shore Brickwork & Windows, Inc. for all reasonable equipment, labor and related demobilization and remobilization costs incurred by North Shore Brickwork & Windows, Inc. in its accommodation of Owner's request to suspend work. Any such request shall be confirmed and recorded via a mutually executed Change Order.

Changes to the Work – North Shore Brickwork & Windows, Inc. may request and/or the Owner may order changes in the Work or the timing and sequencing of the Work that impacts the price of the Work and dates of substantial or final completion. All such changes in the Work will be formalized in a written Change Order before such extra, changed or modified work is undertaken. Owner will neither be obligated to accept nor pay for any Work and North Shore Brickwork & Windows, Inc. will not be obligated to perform any Work outside the Scope of Work established in North Shore Brickwork & Windows, Inc.'s Proposal, unless and until both parties execute a written Change Order.

Requested Changes by Contractor – North Shore Brickwork & Windows, Inc. will notify Owner and/or Owner's representative in writing of a change in Work and prepare a detailed, written estimate of the change to the quantity and/or scope and price of work for review, investigation and acceptance by the Owner and/or Owner's representative. The Owner and North Shore Brickwork & Windows, Inc. shall negotiate in good faith the adjustments, as applicable to the price of the dates of substantial or final completion. Determination of cost will be by a mutually accepted, lump sum. Since time is of the essence, a period of no more than ten (10) business days shall elapse between the date of notice and either 1) execution of a written Change Order in a mutually agreed amount; or (2) written notice from Owner to North Shore Brickwork & Windows, Inc. to not proceed with said Change Order work.

Interim Directed Changes by Owner – Owner will notify North Shore Brickwork & Windows, Inc. in writing of any directed change to the scope of Work in the original contract. North Shore Brickwork & Windows, Inc. will prepare a detailed, written estimate of the directed changes to the quantity and/or scope and price of the Work for review, investigation and acceptance by the Owner and/or Owner's representative. The Owner and North Shore Brickwork & Windows, Inc. shall negotiate in good faith to adjust the price of the

work and/or the dates of substantial of final completion in consequence of the Owner's directed change. Determination of cost will be by a mutually accepted, itemized lump sum. Since time is of the essence, a period of no more than ten (10) business days shall elapse between the date of notice and either 1) execution of a written Change Order in a mutual agreed amount; or 2) a written notice from Owner to North Shore Brickwork & Windows, Inc. to not proceed with said Change Order work.

Dispute Resolution – Unless otherwise agreed in writing, North Shore Brickwork & Windows, Inc. shall continue to work and maintain the schedule of the Work during any dispute resolution proceedings. If North Shore Brickwork & Windows, Inc. continues to perform, the Owner shall continue to make payments in accordance with this agreement. If a dispute arises out of or related to this agreement or any alleged breach, the parties agree to abide by the following dispute resolution process:

1. Owner and North Shore Brickwork & Windows, Inc. shall first attempt to resolve any claims and disputes through direct discussion and meeting of the designated representatives of both Owner and North Shore Brickwork & Windows, Inc.

2. Failure of the parties to reach agreement as identified above shall require the parties to convene an Executive Meeting, to include the project representatives, the Architect, if any, senior executives who shall have the authority to settle the dispute and, with notice to each party, legal counsel of the Owner and North Shore Brickwork & Windows, Inc., during which the matter shall be discussed and an attempt made in good faith to resolve the dispute. The parties shall meet within ten business (10) days of the referral of the dispute to the senior executives.

3. In the event the dispute is not settled within seven (7) days of the Executive Meeting, then the parties agree to mediate the dispute in accordance with the rules governing mediation promulgated by the American Arbitration Association for Construction Industry Disputes. The parties can jointly agree to the selection of a mediator. Failing agreement, the American Arbitration Association shall select the mediator from its list of approved Construction Industry Dispute mediators.

4. If the dispute is not settled within seven (7) days from the date of the mediation, then the parties shall litigate the dispute or claim in a court of competent jurisdiction, the venue being the State and County where the project is located. The prevailing party in litigation shall recover its reasonably incurred legal fees and expenses, reasonable expert or consultant's fees and any court costs from the non-prevailing party.

The above specifications, costs, and terms are hereby accepted.

ERIC PITT

DATE



North Shore

— SINCE **BRICKWORK** 1978 —



Chicago | Dallas | Milwaukee | Indianapolis

Company Fact Sheet

IL Masonry No: MC6301-6

WI Certification No: DC - 042000347

WELCOME

Your Property. Our Purpose.

To Property Managers, Homeowners,
and Commercial Building Owners,

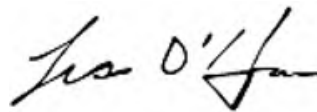
Your property's value, safety, and beauty are your legacy. For three decades, **North Shore Brickwork** has empowered owners and managers like you to protect their investments, and we are ready to earn your  **trust— brick by brick**, project by project.

You face challenges like water intrusion or salt damage that threaten costly repairs, structural risks, or safety issues. With expert masonry, waterproofing, and repairs, **North Shore Brickwork** ensures you stay ahead, preventing problems before they arise. Your vision and investment deserves a proactive partner committed to quality, accountability, and results.

Your success is the proof. Following our many references, photos, and testimonials that will highlight the craftsmanship and care you'll experience. **North Shore Brickwork** is ready to bring that excellence to your property.

Make the choice to safeguard your legacy with
North Shore Brickwork.

#BrickByBrick





Building Trust Brick by Brick Since 1978

Our Services

- ▶ Brickwork Restoration
- ▶ Tuckpointing Repair
- ▶ Masonry Restoration
- ▶ Caulking & Sealing
- ▶ Facade Inspections
- ▶ Code Violations
- ▶ EIFS/Stucco
- ▶ Chimney Rebuild & Repairs
- ▶ Concrete, Stone & Terra Cotta Restoration
- ▶ Lintel Repair/Shelf Angle Repair
- ▶ Vehicle to Building Damage Restoration
- ▶ Historical Building Restoration

With a name like North Shore, you gotta have your act together.

This special business was set in motion by one man with a vision—to provide masonry that rivaled no other. Property managers, business owners, and homeowners soon beat a path to his door. Over 25 years later, North Shore Brickwork, Inc. is one of the most trusted names in the restoration business.

FAMILY OWNED AND OPERATED, DELIVERING TRUSTED MASONRY AND BRICKWORK SOLUTIONS

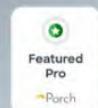
With over 40 years of masonry expertise, North Shore Brickwork brings the highest level of craftsmanship and care to every project. As a full-service company, we handle everything from tuckpointing and chimney repairs to new construction and brickwork restoration. No matter the size or scope, our mission is to ensure your property is protected, beautiful, and built to last.



 North Shore — SINCE BRICKWORK 1978 —	COMPARING MASONRY CONTRACTORS	TYPICAL CONTRACTOR
40+ YEARS	YEARS IN BUSINESS	> 3 YEARS
300+ PER YEAR	NUMBER OF PROJECT COMPLETED	> 50 PER YEAR
	SITE SUPERVISOR	
	FINANCING	
Real Time Photo Sharing, Quick project completion/lead times	PRODUCTION PROCESS	Sub Model
5, 10, and Lifetime Warranties Available	LABOR WARRANTY	1 YEARS, EXCLUSIONS
	PROJECT PROCESS	
Large scale commercial experts & high end residential systems	SPECIALTIES	
PROSOCO, YORK, SIKA	MANUFACTURER CERTIFIED	
Available for contact all day 7 days a week, fast services	CUSTOMER SERVICE	Business Hours
\$5,000,000	LIABILITY INSURANCE	
★★★★★ 4.9 STARS OVER 350 REVIEWS	ACTIVE GOOGLE PRESENCE	★★★★★ 3.9 STARS LOCAL AVERAGE



PROSOCO



MASONRY & STRUCTURAL STEEL

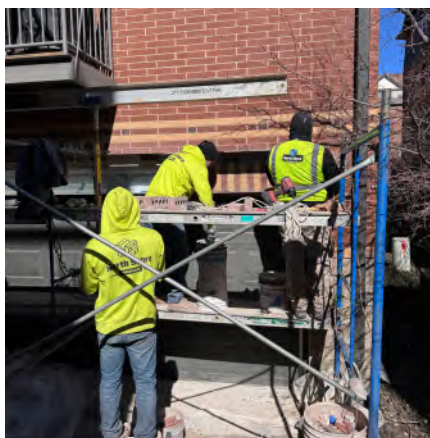


TUCKPOINTING

Tuckpointing involves carefully removing damaged or crumbling mortar and replacing it with new, properly matched mortar. Choosing the right type of mortar is crucial — the wrong mix can lead to poor adhesion, noticeable color differences, and faster deterioration. Experienced contractors ensure a precise match in color, texture, and technique to preserve the integrity and look of your brickwork. Always check contractor qualifications before starting a project.

FREEZE/THAW DAMAGE

When temperatures swing between freezing and thawing, brick and mortar are put under stress, leading to surface loss, cracking, and spalling. Once deterioration begins, it can spread quickly through a wall or façade. Taking action early not only saves money but also protects the overall stability of the structure. Walls showing signs of bulging or displacement should be addressed promptly, as they signal deeper structural issues. Regular inspections can prevent minor problems from becoming major, costly repairs.

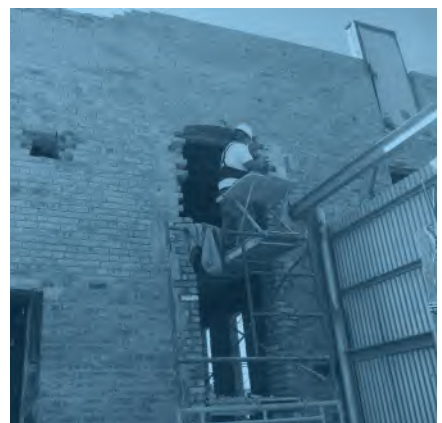


LINTELS & STRUCTURAL STEEL

Lintels are steel or stone supports placed above openings like windows and doors to hold up the masonry above. Without proper waterproofing, lintels can rust, expand, and crack surrounding bricks — a process known as rust jacking. Often, visible cracks are just the surface sign of underlying steel corrosion. Addressing the root cause, not just the symptoms, is key to lasting repairs.

WHEN TO REBUILD VS. TUCKPOINT

Small mortar cracks usually only need tuckpointing, but when bricks are loose or have shifted, rebuilding sections may be the better solution. Chimneys, porches, and decorative brickwork are especially vulnerable to freeze-thaw damage and often require full rebuilds, as tuckpointing alone won't hold up. An expert assessment will help determine the right approach and prevent repeat repairs.



ABOVE-GRADE *Applications*

Water is the leading cause of structural damage and a top reason behind real estate claims and disputes.

Effective waterproofing is not a one-size-fits-all solution — it requires expertise, the right materials, and a layered approach.

FREEZE/THAW DAMAGE

Flexible, rubber-like coatings applied to vertical walls create a protective shield that moves with the building and prevents water from penetrating the surface.

CONCRETE COATINGS

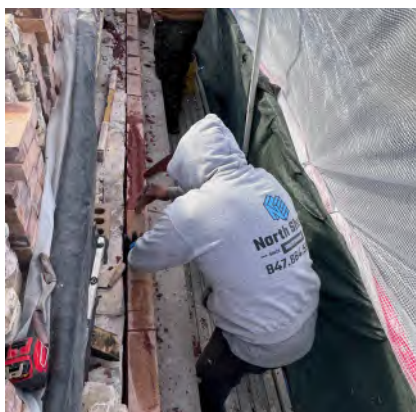
Specialized coatings designed for concrete surfaces help lock out moisture, reduce surface wear, and extend the lifespan of concrete elements.

WEATHER BARRIERS & FLASHING

While materials like brick, stone, and siding are durable, they are not inherently waterproof — hidden barriers like flashing and weather wraps (such as Tyvek) work behind the scenes to keep water out.

ADVANCED SEALANTS

Premium silicone and polyurethane sealants are used to close gaps, joints, and cracks, ensuring long-lasting protection where different building materials meet.



CONCRETE

CONCRETE TRUTHS: *CONCRETE WILL CRACK OVER TIME — BUT SUCCESS COMES DOWN TO PROPER PREPARATION AND INSTALLATION.*

THICKNESS COUNTS

A minimum of 4 inches is needed for sidewalks, 6 inches for commercial driveways, and 8 inches or more for heavy-use areas like loading zones or basins.

COLD WEATHER CAUTION

Never apply patches or skim coats when temperatures are freezing — cold conditions prevent proper bonding, leading to early failure.

CONCRETE STEPS

- Precast: More affordable upfront but highly vulnerable to damage from salt and ice.
- Poured-in-Place: Stronger and longer-lasting, but only when installed on proper footings — a critical step often overlooked.

JOINT MAINTENANCE

Small cracks under ⅛ inch can typically be sealed; cracks wider than ⅛ inch usually require replacement to prevent worsening.



BRICK MATCHING

FINDING THE RIGHT BRICK MATCH IS BOTH AN ART AND A CHALLENGE — AND GETTING IT RIGHT MAKES ALL THE DIFFERENCE IN SEAMLESS REPAIRS AND RESTORATIONS.

BRICK MATCHING

With constant supplier changes and limited production runs, sourcing matching bricks has become increasingly difficult, often requiring lead times of 6–9 months — careful planning is essential.

BRICK STAINING

When matching bricks isn't possible, staining offers a budget-friendly alternative to blend new or replacement bricks with the existing aged or discontinued materials, creating a cohesive look.

SEALERS

Siloxane-based breathable sealers are ideal for both walls and flatwork; they allow moisture vapor to escape while repelling water, protecting masonry without altering its natural appearance.



North Shore

— SINCE **BRICKWORK** 1978 —

STAY CONNECTED

SEAMLESS PROJECT COMMUNICATION

We keep you informed every step of the way. Our JobTread online portal gives you real-time project updates, documents, and photos so you always know what's happening — before, during, and after your project. Whether you're onsite or away, you'll have full visibility and peace of mind.

We believe transparent communication builds trust. Your personal project portal ensures you're always up-to-date on your masonry, brickwork, or restoration project.



Aerial Imaging:

Capture precise project details with site inspections.



Continuous Communication:

Easily connect with your project manager through the portal.



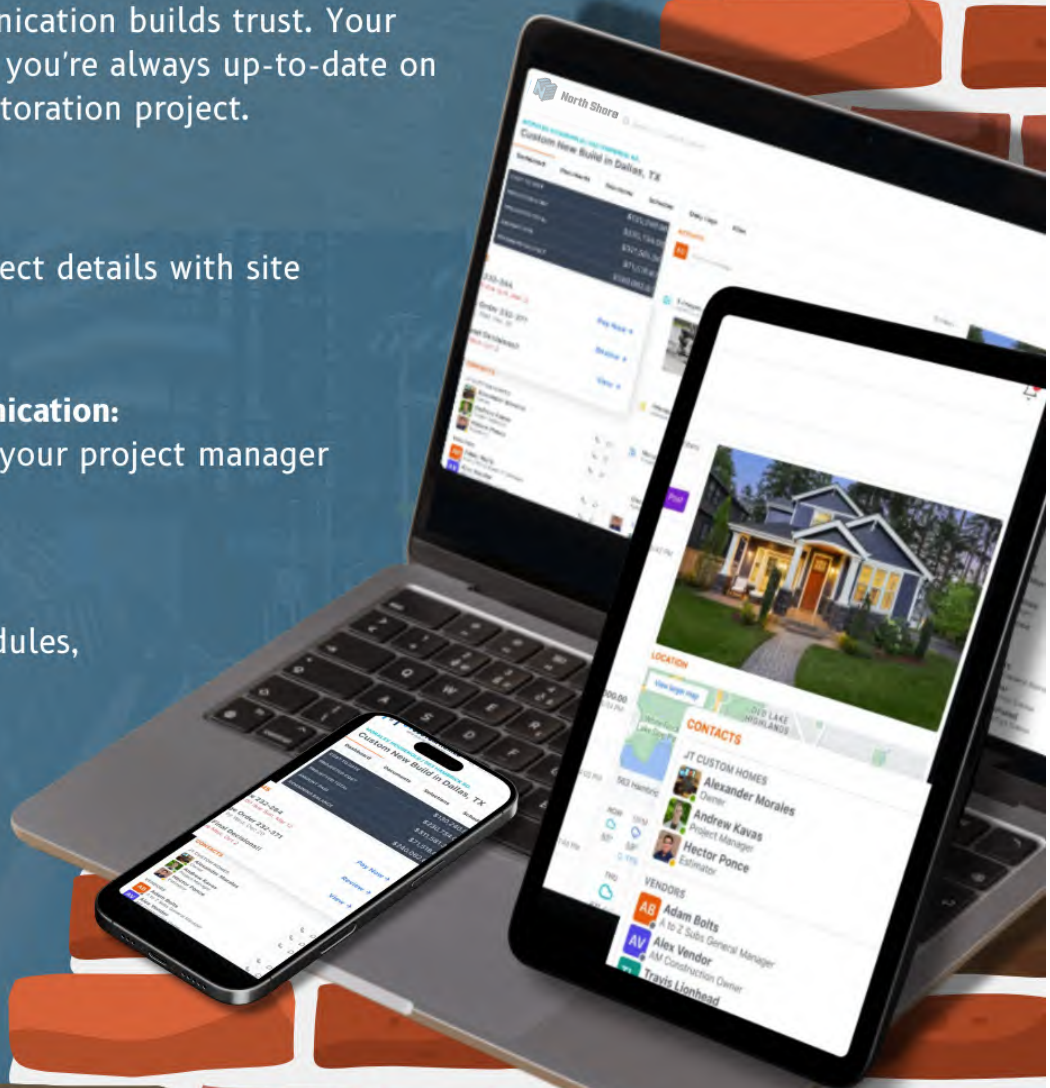
Daily Recap:

Stay on top of schedules, milestones, and progress updates.



Photo Reporting:

View organized, time-stamped images for easy project tracking.



TIMELESS BEAUTY OF STONE



North Shore

— SINCE **BRICKWORK** 1978 —

Tired of cracks, deterioration, or constant repairs? Concerned about weather, age, and damage taking a toll on your home or building? Poor-quality workmanship can weaken your structure's integrity and reduce its curb appeal.

We specialize in delivering results that not only strengthen your property but also enhance its visual impact and long-term value.

CHECK VIDEO HERE



Timeless

Craftsmanship:

Choose from elegant designs and durable materials to complement your architecture.



Unmatched Durability:

Expert masonry withstands weather, moisture, and the test of time.



Long-Term Investment:

Our brickwork and stonework add value while reducing maintenance costs over decades.



Skilled Specialists:

Our team brings precision, artistry, and care to every project, ensuring lasting results.





PROSOCO

STEP UP TO SUPERIOR

Building Protection & Performance

Tired of dealing with moisture damage, dirty masonry, or deteriorating concrete? Building materials face serious challenges from water, air, and environmental wear. You need cutting-edge, tested solutions that not only protect but extend the life and beauty of your structures.



Superior Protection: PROSOCO offers industry-leading Cleaners, Waterproofings, Structural Helicals, and Flashings—designed to protect and enhance masonry, concrete, and building envelopes.



Exceptional Durability: Engineered to withstand harsh environments, PROSOCO's products keep structures beautiful, strong, and sustainable for decades.



Performance Innovation: Trusted by architects and builders, PROSOCO's systems deliver energy efficiency, restoration excellence, and long-term resilience.



No Peeling or Premature

Failure: Advanced formulations resist cracking, efflorescence, and deterioration.



Better Value:

Long-lasting protection minimizes repairs and maximizes investment.



Longer Lifespan:

Sustainable solutions support greener, longer-lasting, high-performance buildings.

WHY CHOOSE US?

"I met with many contractors when looking to repair our building, but Les stood out with his friendliness, positive and professional demeanor. He expressed the desire to get the job! **His communication was excellent and his follow through too. Awesome service. Hire them and you will not be disappointed.**"

CHEMCORE - ★★★★★

"Our condo was affected by the April, May and June excessive rain. Les and his team stepped in and helped us restoring the masonry and cracks that contributed to our problems. **Moving forward we will be resorting to them for all the upcoming work and upgrades to our condo.**"

PABLO - ★★★★★

"Hire these guys! Great company. Les the owner has several decades of construction experience combined with a **passion for providing a superb customer experience.** Highly recommend."

TAYLOR - ★★★★★

"[...] Workers were on-site promptly, doing excellent work with clean up each day. **The whole group were courteous, knowledgeable, flexible with change orders, exacting in matching 90 year old bricks, and very involved with every aspect of the job.** [...]"

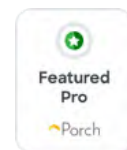
GERALD - ★★★★★

"The absolute best experience I've had for chimney work and repairs. Professional, prompt and big upsell. They came out, viewed the problem and provided a detailed description of what was needed and what they would do to fix it. And they just did that. **Would highly recommend them.**"

BILL - ★★★★★

"We had a wonderful experience working with North Shore. North Shore was upfront and honest from the start, and their prices were very reasonable. **The work was done promptly, and the crew was very tidy. We highly recommend them!**"

LAWRENCE - ★★★★★



"The team was professional, informed us when they would be on the property, updated us on next steps and cleaned up as they worked and when the project was complete. **I recommend them highly. Great job.**"

HARRY - ★★★★★

"**The crew did a very good job removing these 100+ year old bricks, installing a new lintel, and redoing the brickwork.** As expected a couple of the old bricks crumbled and had to be replaced, but the guys had extra ones that made a decent match. We will certainly use North Shore again."

ARTHUR - ★★★★★

"The workers (who were very polite and nice) worked clean and they worked fast! They arrived exactly on time and the owner was personable and professional and was able to work within our budget. In addition, **we were very happy with the outcome!**"

MARY - ★★★★★

"The work was done quickly and efficiently. The workmen were excellent. **The site was left in good condition, and it was all done in one day** when I expected it to take two or more days. Great Job."

DAN - ★★★★★

"We had tuckpointing done on our house. Jaye was incredibly patient as we considered the quote and work being done. **Crew was prompt, efficient, quick and cleaned up the area very nicely.** Highly recommend."

KRISTEN - ★★★★★

"North Shore Brickwork, Inc.. were excellent. **The communication, quality of the work and value were top notch.** I highly recommend them for any chimney, brickwork and mortar repair."

MIKE - ★★★★★



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Highly recommend! The team at North Shore Brickwork is professional, prompt, and trustworthy. They completed a pressure wash, tuckpointing, and paint job on my commercial building. The price was fair and the work was great. **It was a pleasure to work with them and a speedy process.**

AURORA - ★★★★★

The North Shore Brickwork team was an absolute pleasure to work with! I engaged them for some roof repair and then inside ceiling repair -- a bit outside their normal scope of work. They quickly rallied a team to help me out. Julio and his team were great to work with -- **timely, professional, friendly and got everything done over two visits with highest quality. I am a happy customer and will definitely use North Shore Brickwork again in the future.**

MIKE - ★★★★★

I had bad experiences with other companies so I was afraid at the beginning of my project, but from day 1 I could notice the difference between this company and others. They took care of all the details from the daily cleaning and also the care of my plants, which are what I love the most. **I highly recommend them.**

BRUNO - ★★★★★

North Shore Brick was very professional. The customer service was amazingly responsive... The quote was competitive. We had North Shore Brick re-do our chimney stack that was falling apart. They had to rebuild it in many areas. They tuckpointed many areas around the house... **We were impressed with their work and would hire again.** The owner of the company stopped by at the completion of the project to make sure we were satisfied with the work.

MARK - ★★★★★

The team was excellent in executing the work. It looks fabulous! The office people were very helpful and courteous. **I would definitely use them again. The neat thing was, the estimate was done with photos uploaded to North Shore! Impressive.**

SUSAN - ★★★★★

I highly recommend this company. I had my brick fixed by two different companies previously and I was still seeing bowing happening. North shore came in and said it needed to be braced- which the others did not do. And they fixed all my other bricks and tuck pointed where it needed to be. **They are honest and care about the quality of their work and it shows. Amazing and thank you!**

KIM - ★★★★★

I bid our project for the repair of two chimneys to multiple businesses. I chose North Shore Brickwork because they had the best combination of thoroughness and price. I am very glad I did. Their work was completed in less time than they quoted, without any additional costs, and their personnel were professional, friendly and took the time to answer my questions thoroughly throughout the project. **When the work was completed, they were careful to clean up their work area. All in all, it was a very positive experience.**

ROBERT - ★★★★★

...we chose North Shore Brickwork to do the work last year. It's been almost a year and the brickwork looks as good as the day they finished it. **We could not be more happy and would highly recommend them.** If we need any work like this done again we would not hesitate choosing them again.

LYNN - ★★★★★

Had a great experience on a garage lintel replacement and tuckpointing. **Crew was very prompt and clean - final work looks great and neighbors have commented how much better the garage face looks. Thanks to the team for the good job!**

MEYERS - ★★★★★

North Shore Brickwork rates five stars. An excellent job performed by capable, knowledgeable people. They went above and beyond the basic job, repairing various problems that were not defined in the scope of work. The staff were friendly, well-mannered, and took the time to explain what they were doing and why they were doing it. Overall, an outstanding job. Definitely will recommend them to friends and family.

DAVID - ★★★★★

Quote was competitive. Jaye was very helpful and accommodating. Fernando is an asset to the company - they need more guys like him to do the detailed work. The started project did run behind the completion schedule by a few weeks. **Finally, the end result looks professional.**

BOB - ★★★★★

The professionalism and promptness of this firm was simply wonderful. Not only was their pricing very very reasonable, they delivered incredible service, keeping us apprised of the process every step of the way. Carlos, our project coordinator, made sure that all of our questions were answered, and oversaw the completion of the masonry work. I cannot recommend this firm highly enough! There were wonderful.

PATRICIA - ★★★★★



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Really solid work. Had them do stucco repairs, paint job, and tuck pointing of a commercial building we bought last year. No nonsense pricing and scope work is excellent. They spent a good amount of time thoughtfully creating the bid and adjusting it to hit the right scope. I appreciated that they were willing to meet up and take feedback, walk the project and fix a few things we caught that got missed. Bldg got a very favorable appraisal after they were done, **money well spent, completely transformed the bldg from when we bought it!**

JOHN - ★★★★★

The brickwall between my garage and my neighbor's was damaged, including the drywall inside. North Shore Masonry was highly recommended on FB, and I contacted them for an estimate. Carlos showed up to for the estimate, which was reasonable, and they were able to do the brick work and the drywall work, which wasn't the case for other places I called. Fernando and his team did an amazing job on the brickwork, and the new area blends in with the existing wall. **Julio and his team fixed the drywall, and you can't tell there was any work done at all. I would absolutely recommend them to anyone looking to have work done.**

JENNIE - ★★★★★

Zac and Les were great! They were helpful in answering questions and made sure to choose the right materials/methods to repair our 150 year old Greystone. Our last contractor's used the wrong materials and the work didn't hold up. **I feel confident in the work the team did and will work with Zac and Les for any work in the future.**

BRIAN - ★★★★★

They did a great job spot tuckpointing. It was great to go with a company that is focused on brickwork instead of a general contractor.... Would use again for condo work.

THOMAS - ★★★★★

Les and team were great to work with. We had 2 issues that were seemingly complicated for other contractors to repair, a persistent leak in our roof around our doghouse and the replacement of a glass block window on the 4th floor. In both instances, **Les and his team were very responsive, professional, thorough, and quick. It was really high-quality work at reasonable prices.** I would recommend them for any and all masonry and window work in Chicago.

KEVIN - ★★★★★

After a quick meeting and couple pictures to show what was possible. We knew that was exactly what we were looking for. **These guys knocked it out of the park and we get compliments everyday from the neighbors on how amazing it looks!** Thanks to the crew, Carlos and special thanks to Fernando because he went out of his way to respond all my questions and come to finish up those small details that made this project look amazing! Highly recommended!

NIDIA - ★★★★★

North Shore Brickwork crew performed quality repair and reinforcement of concrete shaft for our Fox Glen condominium association. **Work was finished on planned according to contract schedule. We are looking forward to work with NSB for future projects.**

FOX - ★★★★★

North Shore Brickwork was great. They were extremely responsive and promptly set up an appointment to patch our stucco. Miguel and Carlos were professional, very nice, and did a great job. **The work looks so good you can't even tell where they patched up the stucco! I would definitely use North Shore Brickwork again!**

SETH - ★★★★★

North Shore Masonry and Concrete did a wonderful job on my commercial building, and working with them was a very pleasant experience throughout... They were extremely knowledgeable and helped us identify and solve water-intrusion issues as well as a substantial structural issue with one of the corners of our building. The quality of their work was top-notch... **Overall, I am grateful to have found North Shore Masonry and Concrete and am happy to recommend them.**

ROSS - ★★★★★

North Shore Masonry and Concrete did work for us on our roof, chimney, and tuckpointing our two flat. The company has a policy of always taking care of their clients, and I can attest that this is true! Actually, they take care of other company's clients as well: the work they did on our roof was fixing work done by another company that was never fixed by the original company. The issues that arose with **our chimney and tuckpointing were addressed by North Shore Masonry and Concrete quickly, respectfully, and to our satisfaction.** This is the type of company that I feel good about supporting.

CLEMENT - ★★★★★

They did a job for me a few months ago and I was very happy. I have another job that Zac and Les are helping me with and they are going out of their way to make things happen. **I like their honesty and the fact that they try to find a way to make me happy. Very happy with them.**

LAWRENCE - ★★★★★

They did a job for me a few months ago and I was very happy. I have another job that Zac and Les are helping me with and they are going out of their way to make things happen. I like their honesty and the fact that they try to find a way to make me happy. Very happy with them.

GERALD - ★★★★★



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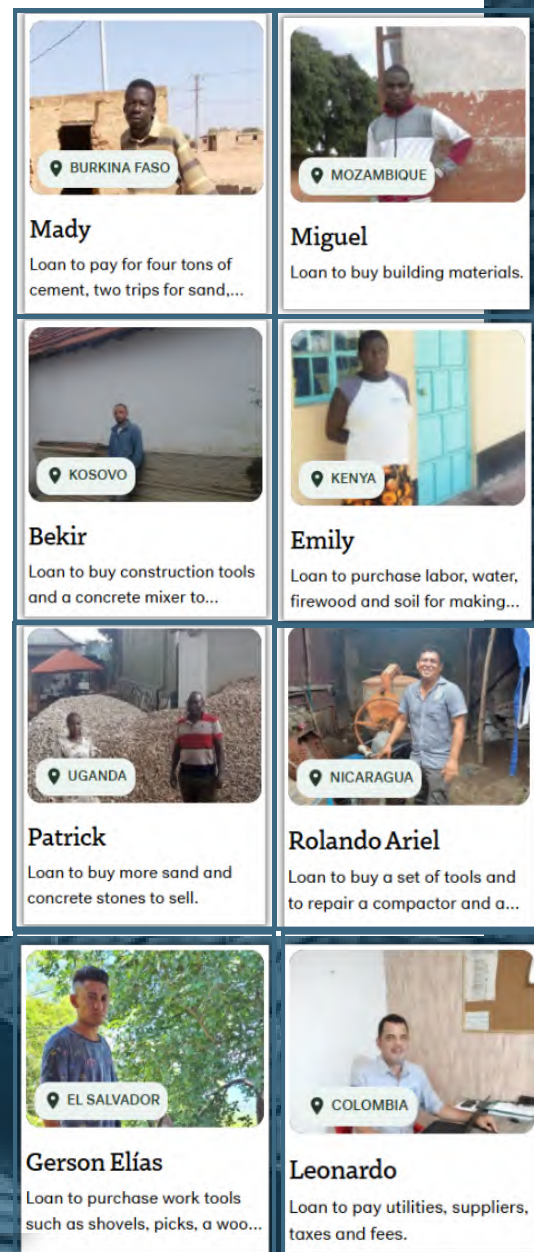
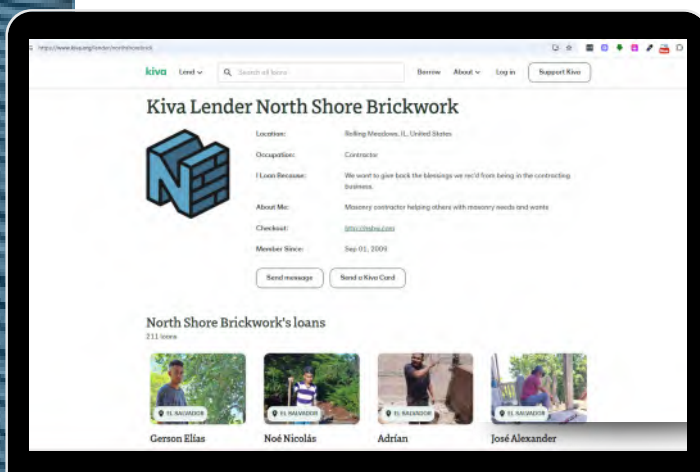
DID YOU KNOW?

We help build dreams around the world.

A portion of our profits funds microloans for small construction entrepreneurs in developing countries, helping them buy tools, materials, and training to grow their businesses and uplift their communities. When you choose North Shore, you're supporting quality craftsmanship—and empowering tradespeople around the world.

Building a better world, brick by brick. 

LEARN MORE





Want Clarity on Your Building's Condition? We're Here to Help.

North Shore Brickwork offers free on-site visual assessments and tailored Lunch & Learn sessions for strata managers, building owners, and property management teams.

Whether you're responsible for a single property or a large portfolio, our goal is to equip you with the insights needed to make proactive, cost-effective maintenance decisions.

Let's work together to keep your buildings safe, structurally sound, and looking their best.

CONTACT US TODAY!

**SCHEDULE AN INSPECTION OR RESERVE
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