



North Shore



East Wall Estimate

Estimate 25-953-3

Prepared By

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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.



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

**DESCRIPTION****TOTAL****Window Removal & Reset****\$6,840.00**

Due to the current condition of the windows, we cannot guarantee they will come out in one piece. There is a possibility they may break during removal.

Additional Material Costs: Any required materials—such as new trim or replacement parts due to damage—will be an additional cost.

Potential Trim Work: Interior and exterior trim may need to be replaced, which could affect the final price.

We will communicate any additional costs as they arise during the project.

**Entire Wall/Parapet Rebuild****\$142,840.00**

Scope of Work – Full Wall & Parapet Rebuild

- Careful removal and salvage of existing bricks for reuse where possible.
- Scaffolding setup for safe and efficient access.
- Mortar and new brick selection will be made by North Shore and the client to match the existing structure.
- Install new steel lintels over all window openings, and utilize existing limestone headers. (If some are compromised, we can offer a reasonable change order when on site)
- Complete rebuild of the wall and parapet using proper wall ties and construction methods for long-term stability.
- Installation of Tyvek wrap and tape for added moisture protection behind the new brickwork.
- Pour new concrete cap on chimney that overhangs 1.5"
- Remove the cracked existing, and Install brand new coping stones over the entire parapet walls down each side of the chimney

Please note:

This quote does not include unforeseen hidden issues beneath the existing brick. Any additional work found necessary will be presented to the client for approval as a change order before proceeding.

The window limestone headers and sills will be installed as a change order while onsite at \$150 per LF (\$600 per 4 foot), and the window sills will be installed at \$110 per LF (\$440 per 4 foot). Pictures and our professional opinion will be provided to client in order to make best decision on repair vs replacing them.

TOTAL**\$149,680.00**

PAYMENTS STARTING FROM **\$1,025/month** for a \$100,000 loan on **Acorn** [Learn More →](#)

For projects less than \$50k we accept a 50% deposit to get on our schedule. Balance upon completion.
For larger projects, we will work on a custom payment schedule with you.

Prices are valid for only 14 days from above date.

This proposal is subject to our terms and conditions as outlined at this [LINK](#)

Looking for any proposal modifications or clarifications? Just message us in your customer portal.

Lastly,

North Shore understands that the major frustrations in making masonry related purchases are the large number of solutions available, the lack of honest & reliable contractors, and poor dependability & responsiveness when problems occur.

We have systems in place that guarantee right solutions, guarantee performance, and guarantee peace of mind long after the job is

done.

We call this The "Brick By Brick" Guarantee.

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

A handwritten signature in black ink, appearing to be 'JWH'.

JEROME HOLBUS

August 16, 2025 at 9:42 AM CDT

DATE



North Shore

— SINCE

BRICKWORK

1978 —



Chicago | Dallas | Milwaukee

Company Fact Sheet

IL Masonry No: MC6301-6

WI Certification No: DC - 042000347



Building Trust Brick by Brick Since 1978

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.

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

Large Project and Property Management References

Prairie Shores Property Management

Richard Holtzman
(773) 878-3300
rholtzman@prairieshoresmanagement.com

Wisconsin Redevelopment, LLC

Todd Hutchison
(414) 791-4222
todd@4-abc.com

Hallmark & Johnson

Genevieve Oddo
(773) 777-6160
genevieve@hallmarkandjohnson.com

The Bentley Milwaukee

Julie O'Hara
(414) 207-4283
julie@dakotagaldigs.com

The Building Group

Gina Mason
(773) 507-8870
gmason@buildinggroup.com

Edgewater Real Estate

Jonathon Turek
(262) 844-7348
jonathan@edgewaterre.com

Peak Properties

Cory Eisenstein
(773) 697-5227
ceisenstein@peakproperties.biz

Pieper Properties, Inc.

Nicole Mineau
(414) 220-9841
nicole@pieperproperties.com

O'Hara's Son Roofing

Luke Coleman
(847) 255-3600
luke@oharasson.com

Chicagoland Community Management

Mike Kurtovic
(312) 267-1094
mkurtovic@chicagoland-inc.com

Hales Property Management, Inc.

Joey Reyes
(312) 757-4527
jreyes@halesinc.com

Prairie Management & Development

Peter Condich (312) 644-1055
pcondich@pmdchicago.com



Here's what our clients are saying about 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.** [...]"

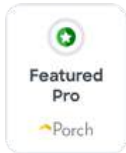
GERALD - ★★★★★

"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 - ★★★★★



Chicago | Dallas | Milwaukee

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