



# Estimate

**Prepared for John Fritz**

22 Erie Street South, Leamington, ON, Canada  
Thursday, March 16th 2017

## Repair, Grind & Parge

- We lightly grind every single square inch of concrete until the surface is completely clean. Missing a single square inch can and will cause the parge to breakdown.
- We repair all cracks and voids in foundation. Our parge includes 2-3" below grade and where there is interlock, we lift interlock, cut interlock if necessary and reset.
- We apply trowel on parge by pressing into place as evenly as possible. After initial setting finish, we parge with a float sandstone finish.

**10 year warranty on workmanship and materials**

## Ontario Building Code (OBC) – Sidewalk / Garage Pad / Slab

- Remove existing slab if required and prepare
- Install 2" HPB aggregates
- Install 6"x6" wire mesh to centre of new concrete
- Pour/place 32 MPA ready-mix concrete, 4" thick
- Float or broom finish

**2 year warranty on workmanship and materials**

## Concrete Care

We only recommend the use of coarse sand on your concrete/flagstone for winter conditions. All other products are harmful and may cause pitting or discolouration. A bag of coarse sand can be purchased at Home Depot.

Please note: our flagstone installation/restoration has a warranty for 5 years provided you use only sand in the winter for icy conditions. All other products cause damage to the mortar joints. Small bags of construction sand can be purchased at Home Depot.

Also note: our parging or roll-on coating or combination of both for floor surfaces have a 5 year warranty provided you use only sand in the winter for icy conditions. All other products cause damage to concrete, parge and coatings. Small bags of construction sand can be purchased at Home Depot.

## Retaining Walk-Outs (NBC)

- Remove existing walk out, landscaping, decking, fence etc. (if required) and haul away
- Drill and install 4 foot deep pilings, 10 inches in diameter at a maximum of 5 foot intervals at all grades, including treads and risers
- Build footings
- Reinforce all with 15 mm steel rebar. (OBC says No, NBC says Yes)
- Build solid concrete or "solid" fill concrete block (size to be determined on job site)
- Drill weepers after walls are constructed OR build into wall a minimum 1/4" tubing to be located at very bottom of wall and at 2' intervals
- Weeper locations to have 3/4" clear gravel to act as a filter from native soils to ensure that the hydrostatic pressure is always being released, thereby taking a lot of pressure off the wall (OBC says No, NBC says Yes)
- Cover walls with parge if block (if concrete, no parge is required)
- Backfill and compress native soils into place or backfill with HPB aggregates

## Chimney

- Dismantle chimney to roofline/foundation/top only and rebuild with new brick to match as close as possible (no corbeling)
- Replace top glue liner(s)

### **New Cap**

- Install full length 3" Indiana limestone CAP (no mitred corners)
- 2" overhang with drip edge cut thoroughly through stone and mortar joints from end to end, 1/4" deep (drip edge) and 1-1.5" away from the wall

### **New Crown**

- Install portland or type 10 mix 3-1 pre-hydrated or hydraulic mortar
- Top of crown to be sloped and feathered from 2" down to outer edge of limestone cap
- Apply fire rated caulking (orange or grey colour) around all flue liners (including gas)

### **Check Roof Flashing**

- Re-attach flashing and caulk and ensure not even a pinhole exists.
- Clean roof, dismantle scaffolding, clean up little pigs mess and haul away

**10 year warranty on workmanship and materials**

## Exterior Waterproofing

- Excavate down to footings ensuring the width is wide enough for the safety of our workers
- Wire brush and clean foundation wall and footing
- Repair all cracks and voids in wall by first V jointing all cracks (minimum 1" deep) prior to installing pre-hydrated or hydraulic mortar
- Parge wall only if it is made of blocks or bricks (solid concrete okay)
- Replace weeping tile if one exists, and/or needs replacement.
- Cover wall with either a trowel on liquid rubber membrane or sheets of blue skin rubber membrane
- Backfill and compress (tamp) native soil back into place or backfill with HPB aggregates (depending on weather and/or location)
- Concrete (Extra Work)
- Asphalt (Extra Work)
- Stone (Extra Work)
- Re-sodding and/or Interlock (Extra Work)

### **20 year warranty on workmanship and materials**

Please Note: Additional work outside of the estimate to be assessed and discussed on-site with customer.

Warranties as stated or until structural movement or work done by others affects our work.

PARGING & COATING WARRANTY: Our parging and coating have a 5 year warranty provided you use only sand in the winter for icy conditions. All other products cause damage to concrete, parge and coatings. Small bags of construction sand can be purchased at Home Depot.

FLAGSTONE WARRANTY: Our flagstone installation has a warranty for 5 years provided you use only sand in the winter for icy conditions. All other products cause damage to the mortar joints. Small bags of construction sand can be purchased at Home Depot.

Three Little Pigs Masonry would like to thank you for the opportunity to quote on your project. Why choose Three Little Pigs Masonry? Since 2004, Three Little Pigs Masonry has grown to become a trusted name in masonry and concrete throughout the GTA. With over 40 years experience and with actual masonry and concrete experts at the helm, your satisfaction is our main priority.

Three Little Pigs Masonry will not leave your property until you are completely satisfied and our warranties reflect our confidence in our ability to provide the best in masonry and concrete.

## Pricing Summary

HST	\$0.00
Total	\$0.00
Roll more paint	\$100
Rgp parge minimum 8"above grade	\$200

**Please take time to review your estimate and the pictures attached. The pricing is based on the pictures provided from your site visit.**

**Additional work outside of the estimate will be assessed and discussed on-site with the customer. Additional charges may apply.**

If you wish to proceed with your estimate, please respond to this email or contact **Barbara** at (416)595-0100 EXT 102

Please feel free to call with any questions regarding this estimate. Darren Pryke, our chief estimator, can be reached at (416) 595-0100 extension 106.

## Photos From Site Survey



Parging



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Concrete





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