



HST#806993853RT0001

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Sean Malachi  
Phone: 416-410-9905

Job Address:  
27 Church St E  
Brampton, ON L6V 1E8

**Print Date:** 2025-04-20

## Proposal for Sean Malachi

### Prior to work checks

- 1 Notify neighbours and customers to move vehicles in the immediate area.
- 2 Display signage informing pedestrians of project execution, when applicable.
- 3 Inspect mortar, bricks, flashing, caulking, windows and doors for gaps to ensure no water leakage. If deficiencies are found, report to the customer and advise. A&A Masonry, contractors or sub contractors are not responsible for building deficiencies or leakages.

### Prep work

- 1 Remove all objects from work area (chairs, plants, number signs etc)
- 2 Inspect building detailings for copper and brass.
- 3 Complete a test area to determine the correct dilution of detergent for the brick stain.
- 4 Assess auxiliary stains such as; rust, efflorescence, tar etc and complete a test area before commencing remedy.

### Preventative Prep Work

- 1 Cover all windows and doors using 3M film and painters tape with tuck or duck tape over perimeter to secure in place. Extra attention is taken when working around double pane windows and historic doors.
- 2 When applicable use tape to mark work area (applicable for some semi detached or attached houses)
- 3 Cover plants and shrubs using 12 mill industrial grade tarpaulin, with pegs in the ground to protect small plants from crushing.
- 4 Use our triple taping seal technique for all copper & brass areas.
- 5 Plug holes or gaps in the substrate with available materials when applicable.
- 6 Setup tarp shield to protect neighbours, when applicable.

### Historic Brick Cleaning Process Consistent with "The Standards & Guideline For The Conservation Of Historic Places In Canada"

- 1 Pre-soak the immediate work area with water.
- 2 Apply detergent using a brush
- 3 Rinse with Low pressure steam

\*The process is repeated until the surface is as clean as reasonably possible without damaging the substrate.

### Addressing additional staining or Debris

\*\* Additional stains other than Carbon staining must be listed as a line item in the quote to be included in the scope of work. \*\*

- 1 Paint
  - Paint drips are always included in the brick restoration clean.
  - "Paint Removal" like but not limited to lintels, stones, capping, painted brick courses or fully painted bricks are not included in a basic

restoration cleaning scope of work. "Paint Removal" must be listed as a line item in the quote to be included in the scope of work.

- Paint remover products are applied at the outset of the project using a brush.
- Paint remover products are left on for 24-48 hours or until they react - can be as little as 30 mins.
- Emulsified paint is removed using scrapers or wire brush
- Paint remover is applied until substrate is revealed
- Turbo tips may be used on specific substrates to remove paint.

## 2 Efflorescence

- The affected area is brushed then sprayed.
- Efflorescence in some cases is caused by building deficiencies. If efflorescence returns after the job site has been cleaned charges will apply for additional application or measures.

## 3 Mortar splatter

- We will conduct cleaning recommended by the brick manufacturer. When information is unavailable in the public domain we will conduct testing before cleaning.

## 4 Vines

- scraped lightly to remove vines then steamed to remove tendrils with low pressure steam until the substrate is as clean as reasonably possible without damaging the substrate.

## 5 Other stains

- are tested before cleaning.

6 Not all stains can be removed without damaging the substrate, we will remove stains with low pressure steam until the substrate is as clean as reasonably possible without damaging the substrate.

## Masonry resoration

- 1 Remove and replace up to 125 water damaged, spalling and or cracked bricks
  - using best matching available bricks
- 2 tuckpoint up to 400 linear ft of eroded mortar joints around the home as needed
  - color match the mortar

## Clean up

- 1 Siding, walkway, porch driveways etc are rinsed within reason. We are not responsible for silt in dirt, interlock or in existing cracks or indents on the property as they will be removed in time from the rain.
- 2 All prep materials and garbage will be removed from the property
  - Materials included
  - Warranty 2 years
  - Terms: 30% mobilization payment with progress payments as work progresses



Items	Description	Qty/Unit	Unit Price	Price
MASONRY DIVISION		1	\$37,000.00	\$37,000.00
HST 13%		37,000	\$0.13	\$4,810.00

**Total Price: \$41,810.00**

## TERMS OF AGREEMENT

### **General:**

1. Full payment is due upon completion of work.
  2. The scope of work is limited to the items in the body of the contract.
  3. Customer to pay an additional 2% per month on any overdue accounts.
  4. Only A&A Masonry Production Managers confirm and finalize all scheduling. Field representatives provide predictions only regarding start-up times.
  5. Should any damage occur to driveway, lawns, shrubs, walkways, gardens, trees, eaves troughs, siding, deck, fence or any other property, A&A Masonry limits its' liability to repair of the directly affected area only.
  6. A&A Masonry can cancel any job prior to commencement.
  7. All warranties are null and void should the customer fail to pay the contract price and any additional incurred charges in full at time of completion.
  8. A&A Masonry's liability is limited to repair of the work stated in the body of the contract during the warranty period.
  9. If during contracted operations, structural defects become known, A&A Masonry will inform the customer.
  10. The Ministry of Labor requires that coverage of hydro wires be completed for work safety. Customer agrees to pay for any such costs extra to contract price.
  11. During a warranty or repair A&A will use its best efforts to match material type and colors as close as possible but does not guarantee an exact match.
  12. Engineering and permits: customer is responsible to acquire and pay all engineering and permit fees required to commence or continue the project.
  13. Any coatings or sealants applied to stone, concrete or brick are water repellent. A&A does not warrant it as a waterproofing solution and cannot warrant as such.
  14. The customer is not due any discount or compensation because of delays on their job, even if those delays are caused by A&A Masonry
  15. Unless otherwise specified, the work sold herein is by a contract basis and not by an hourly rate.
- What your contract pays for is: expert workers with years of experience, and company overhead which includes, but is not limited to: vehicle expenses, tools, insurances, WSIB, accounting, legal, office staff, sales staff, production managers, warranties and company profit to name a few.
- As well, A&A is a seasonal business with a limited production season and must cover its costs for the entire

year in that season.

Therefore, there are no discounts given on a customer's perceived value of the work having been completed quicker than expected.

This does not limit though, any deficiencies in the work, which A&A is always willing to take care of through the warranty, and or lifetime service agreement.

#### Waterproofing:

1. Foundation waterproofing guarantee is limited to the foundation wall of the house that was agreed upon in the scope of work.
2. If there is further water leakage in a basement due to a hydrostatic pressure problem (groundwater under the concrete) and not the foundation wall, this will be an additional cost and is not covered by the foundation-waterproofing guarantee.
3. When demolition, digging, tamping or any work that could shake your house, it is the responsibility of the homeowner to protect all valuables i.e. remove paintings from walls or any other valuables that could fall and get damaged due to vibrations caused by outside work being done.
4. Sump Pump Installation: A&A is not responsible for installing an electrical receptacle near the sump pump, as may be required by code or by the customer. Any additional electrical requirements needed to complete the sump pump installation are extra to this contract and are to be paid for by the customer.

#### Concrete:

1. Spider cracks (cosmetic service cracks are normal for any new concrete installation, length can vary), cracks caused by concrete shrinkage, pitting, and spalling are not covered under the 2-year warranty.
2. Ground heaving or shifting or other acts of nature are not covered under the warranty.
3. There is no warranty for concrete resurfacing.
4. Any damage caused by heavy equipment is not covered under the warranty.
5. During the winter, salt should not be used on concrete; a natural substitute is recommended. Damage caused by use of salt is not covered under the warranty.
6. After A&A has completed the work specified on the contract, the customer is responsible for damage caused by persons, animals or other factors causing damage.
7. There will be a surcharge added for any concrete removal that is greater than 6 inches in thickness.

#### Masonry:

1. Natural stones may discolor or show rust spots due to mineral content in the stone. A&A Masonry is not responsible to replace this stone but will at the customers expense if they desire.
2. In the course of tuck pointing of any kind, or in the replacement of any masonry unit, it may be found that the mortar, grout or bonding agent is extremely hard to remove resulting in a change in the scope of the work. At this point, the work will be stopped and a change order will be drawn up with the appropriate price for the additional work. If the customer decides not to proceed with the changed work due to whatever reason, the customer is still responsible for paying A&A for the work that has been carried out up to that point, whether the customer believes that A&A should have predicted the additional work or not.
3. A&A does not warranty parging of any surface which includes discoloration of parged area. Additionally, A&A does not warranty tuck pointing of flagstone. What is offered in lieu is a lifetime service agreement to return at any point and address any problems with the work at a reduced rate, lower than our daily minimum rate. This rate will fluctuate as time goes by due to cost of materials and inflation.
4. In the course of cutting masonry units and or tuck pointing masonry dust can be expected and may end

up on plants, windows and other objects that are in the vicinity. The cleaning of such items/areas are not part of this contract. Additional charges will apply if customer requests these areas to be cleaned.

5. Mortar warranty applies to cracks in joints over 2mm in width within the warranty period. If customer requires fixes on cracking less than 2mm in width, it will be done at additional cost to the customer.

Interlocking & Paving Stones:

1. A&A does not warranty polymeric sand as this is an ongoing maintenance issue.
2. A&A does not warranty the re-installation of cracked paving or interlocking stones due to stone manufacturer defects. A&A will remove and replace the defective product with the new warranted product (supplied by the manufacturer) at a fair cost, below our daily minimum.

Coatings - SurGurard's high build acrylic coating/epoxy/sealants/urethane:

1. A&A does not warrant coating failure due to hydrostatic pressure or moisture vapor transmission.

Excavation:

A&A Masonry is not responsible for any repairs to property due to excavation unless otherwise stated in the contract.

Contractee payment terms:

Full payment is due upon completion of the work done by A&A, unless otherwise agreed upon in writing in the contract. If 30 days after A&A's completion of work, the contractee / property owner has not paid in full, A&A will lien the property. The contractee / property owner agrees in addition to what is already owed to A&A to pay all legal and related costs to a) Lien the property b) Challenge the lien in court and c) Discharge the lien after full payment has been received with all associated costs of the lien.

Damage due to heavy equipment, skids or disposal bins:

A&A Masonry is not responsible if any of the aforementioned items damage asphalt, grass or concrete during the construction process. A&A will use its best efforts to prevent any damage from occurring but due to site conditions & access sometimes these damages do occur. It can be repaired at an additional cost to the customer if requested.

Additional Terms:

A&A's production division shall inspect the project site and report to the owner or his representative any error, inconsistency or omission he may discover in the body of the contract. Such review shall be to the best of his knowledge, information and belief and in making such review A&A does not assume any responsibility to the Owner or his Representative for the accuracy of the review. A&A shall not be liable for damage or costs resulting from such errors, inconsistencies or omissions in the Quotation/Contract documents which he did not discover. If A&A does discover any error, inconsistency or omission in the Quotation/Contract Documents they shall not proceed with the work affected until they have received approval and/or compensation for additional work from the Owner or his representative. In the course of proceeding with the work it may be found that unforeseen and or unpredicted additional work is needed to be done, resulting in a change in the scope of the work. At this point, the work will be stopped and a change order will be drawn up, with the appropriate price for the additional work. If the customer decides not to proceed with the changed order due to whatever reason, the customer is still responsible for paying A&A for the work that has been executed up to that point whether the customer believes that A&A should have predicted the additional work or not.

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Production Contact #s

Masonry - Joe (416) 320-1109

Concrete - Darren (416) 629-6119

Interlocking - Justin (416) 894-4117

Foundations - Hayden (647) 687-6140

SurGuard/Coatings - Morgan (416) 577-9181

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

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**Date:**

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**Print Name:**

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