



Building the Future, Restoring the Past



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Experience the old tuckpointing Restoration

Off Limits Contractors LLC is the ideal partner for all your masonry and historic preservation requirements, with a wealth of experience spanning 25 years. We specialize in tuckpointing, brickwork restoration, custom stonework, and decorative concrete, and are dedicated to preserving the aesthetic appeal and structural integrity of historical properties. Our team works in close collaboration with clients to deliver superior craftsmanship, excellent customer service, and meticulous attention to detail. Our tuckpointing services create the appearance of natural brickwork, lending an enduring charm to your property. We feel privileged each time a customer entrusts us with the task of revitalizing their home!



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LEARN THE PURPOSE BEHIND OLC'S TUCKPOINTING

what is the purpose of tuckpointing ?

Tuckpointing is a process used to finish or repair mortar joints between bricks or stones. It is sometimes referred to as repointing or brick pointing. The process involves applying a narrow ridge of lime putty or fine lime mortar to the joints, which helps to restore the structural integrity of the wall and improve its appearance.

What happens if you don't do tuckpointing?

To avoid incurring substantial expenses, it's advisable to carry out tuckpointing in a timely manner. Delaying tuckpointing on a brick or stone wall that requires it can cause the masonry to deteriorate to a severe state, ultimately necessitating the expensive option of demolishing and reconstructing the wall.

Can I tuckpoint myself?

Although tuckpointing can be performed by homeowners as a DIY project, it's recommended that they engage the services of a professional. This technique demands meticulous attention to detail and precision to achieve the desired outcome of uniform mortar joints, making it a labor-intensive process that is best left to the experts.

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Is Tuckpointing necessary?

Tuckpointing is crucial to maintain the structural integrity of your home for several reasons. It serves as a literal support system for your brickwork and house. Poor tuckpointing can result in water seepage, leading to mold growth inside the walls and basement flooding, among other issues.

In addition to mold growth and basement flooding, poor tuckpointing can also cause other problems such as:

- **Damage to the interior walls:** Water intrusion due to bad tuckpointing can cause damage to the interior walls, including peeling paint, warped drywall, and stains.
- **Increased energy costs:** If the mortar joints are not properly sealed, air can infiltrate your home, resulting in drafts and higher energy bills.
- **Insect infestations:** Insects such as termites can easily penetrate through the gaps in poorly done tuckpointing, leading to infestations that can weaken the structural integrity of your home.
- **Aesthetic issues:** If the mortar joints are mismatched, the overall appearance of your home can be negatively impacted, reducing its curb appeal and potentially its resale value.

THE OLC PROCEDURE

The following is the step-by-step process to be followed:

1. Regularly inspect the job and provide the client with updates about every aspect of the process.
2. Erect scaffolding in compliance with OSHA regulations to ensure the safety of workers.
3. Cover windows with heavy-duty plastic, taped securely into place. Permission can be sought from neighbors to cover adjacent windows.
4. Put together a crew of highly skilled and trained masons, consisting of a minimum of three workers even for small DC row houses.
5. Scrape all mortar joints by hand, with a minimum depth of 1/2 inch, regardless of whether they are filled with cement or not.
6. Use lime mortar that is consistent in molecular content and density.
7. Conduct a comprehensive tuckpointing of all exterior walls, without exception, rather than spot tuckpointing.
8. Use a tool to create a concave recess when striking the tuckpointed mortar joints to prevent water penetration and staining of the brick wall.
9. Thoroughly clean the newly tuckpointed wall to eliminate any dirt, staining, and residual mortar left on the brick faces during the project.
10. Conduct daily clean-up and complete site clean-up upon project completion, including the removal of all construction materials.
11. Dismantle the scaffolding after the project has been completed.

ELITE TUCKPOINTING PACKAGE

Our package is designed to provide an affordable entry point for anyone looking to improve the appearance of their property with professional tuckpointing services. Despite being our most affordable option, we use only top-quality materials and our skilled technicians work diligently to restore the appearance of your brickwork to its former glory. Our Elite Tuckpointing Package offers an ideal solution for both residential and commercial properties, without sacrificing quality or durability.

10 year warranty

\$14,520

DESIGN, PERMITTING &
SCAFFOLDING
INSTALLATION INCLUDED

Estimated time of completion: 1-2 weeks

ELITE ENHANCEMENTS

- CAULKING WINDOW FRAMES (INCLUDED)
 - CHANGE BRICKS AS NEED IT
 - SEALANT (INTERIOR ONLY)
 - PAINT OF WINDOW SILL / LINTEL STONE -
 - FASCIA RESTORATION -
 - WINDOWSILL BRICK REPLACEMENT-
 - WINDOWSILL STONE REPLACEMENT -
 - EXTERIOR FACADE PAINT STRIPING -
 - POWER WASHING -
- \$3 PER BRICK**
\$6 PER. SQ. FT.
\$150 EA.
\$20 PER. FT.
\$500 EA.
***MARKET PRICE**
\$25 PER. SQ FT.
\$50 PER. HOUR

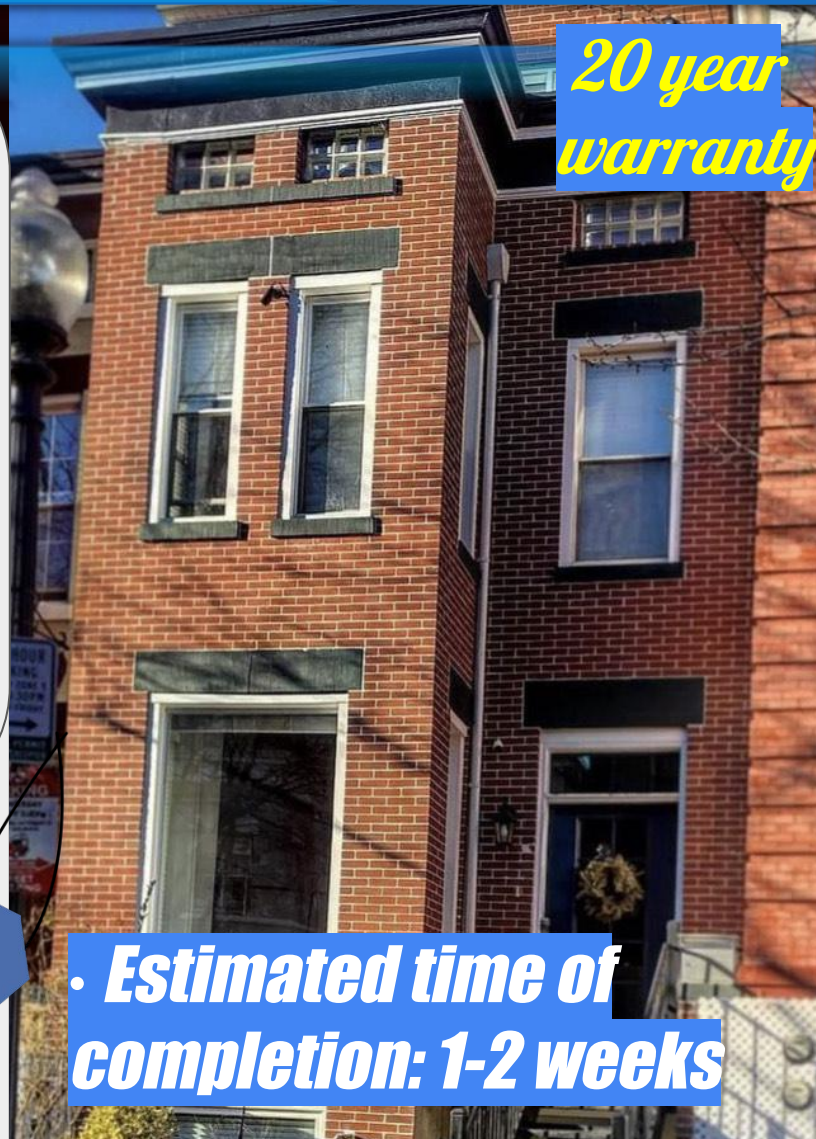
DELUXE TUCKPOINTING PACKAGE

Revitalize the look of your property with our Deluxe Tuckpointing Package! Our package offers exceptional value with top-notch quality, making it the perfect choice for those seeking a more upscale option. Our expert technicians use only the best materials and techniques to restore your brickwork to its former glory. The Deluxe Package includes all the services of our Elite Package, plus custom color matching for a flawless finish, and replacement of up to 20 broken bricks with perfectly matched brick. Our Deluxe Tuckpointing Package provides an unbeatable combination of quality and value, making it the ideal solution for residential properties. Don't wait to enhance your property's appearance, schedule your Deluxe Tuckpointing Package today!

\$36,000
DESIGN, PERMITTING &
SCAFFOLDING
INSTALLATION INCLUDED

- Up to 900 sq ft (SQ FT MAY CHANGE DEPENDING ON THE PROPERTY) of brickwork tuckpointed with matched mortar color for a seamless finish
- Scaffolding built and prepped for construction, ensuring the safety of our technicians and your property
- Re-caulking of all windows for added protection and energy efficiency
- Painting of lintels to the customer's color choice, enhancing the overall appearance of the brickwork
- Power washing of the entire front landing, steps, and walkway for a fresh, clean look
- Replacement of up to 20 broken bricks with a matched brick for a seamless finish
- Restoration and painting of the front fascia to match the rest of the house, completing the look
- Window washing, leaving your windows sparkling clean and improving the overall appearance of your property.

*20 year
warranty*



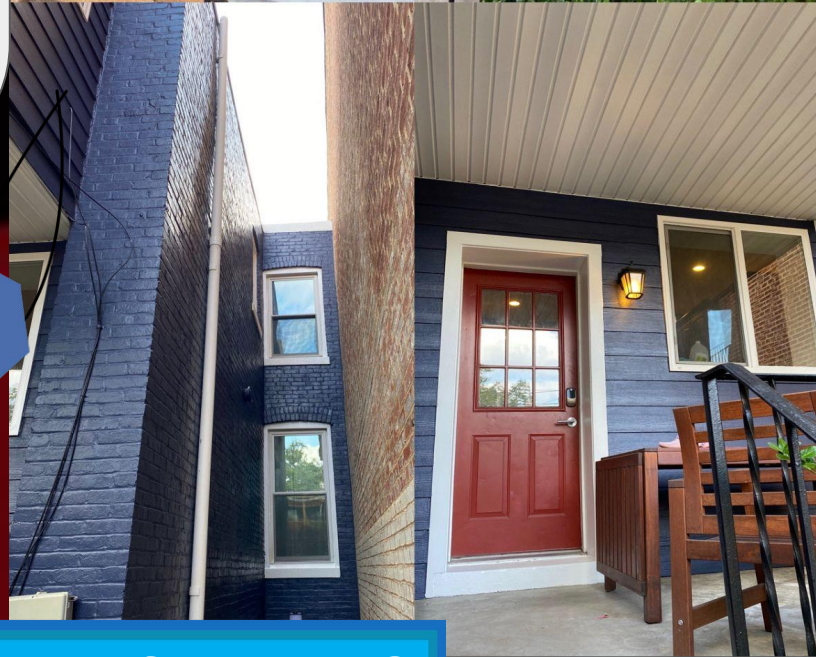
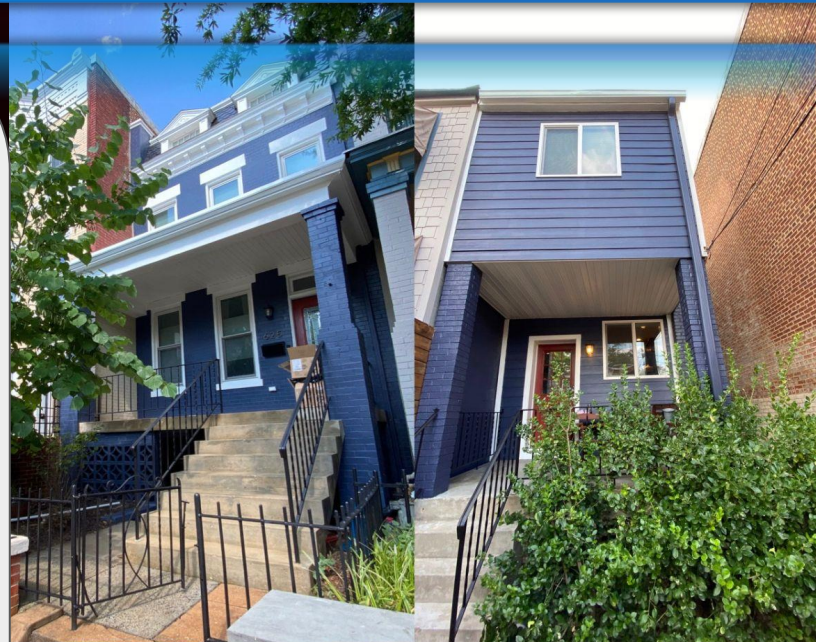
*Estimated time of
completion: 1-2 weeks*

DELUXE ENHANCEMENTS

- CAULKING WINDOW FRAMES **free**
- CHANGE BRICKS **\$3 PER BRICK**
- SEALANT (INTERIOR ONLY) **\$6 PER. SQ. FT.**
- PAINT OF WINDOW SILL / LINTEL STONE - **\$150 EA.**
- FASCIA RESTORATION - **\$20 PER. FT.**
- WINDOWSILL BRICK REPLACEMENT- **\$500 EA.**
- WINDOWSILL STONE REPLACEMENT - ***MARKET PRICE**
- EXTERIOR FACADE PAINT STRIPING - **\$25 PER. SQ FT.**
- POWER WASHING - **\$50 PER. HOUR**
- EXTERIOR PAINTING - **\$15 PER. SQ FT.**

BUNKER TUCKPOINTING PACKAGE

Transform your property into a stunning masterpiece with our Bunker Tuckpointing Package! Elevate your property's appearance with our premium package, which includes complete restoration of the entire façade using the highest quality materials and techniques. Our expert technicians use custom color matching to ensure a flawless finish that perfectly complements your property's existing aesthetic. The Bunker Package provides an extended warranty for added peace of mind, making it the ideal choice for those seeking the absolute best in tuckpointing services. Whether you own a residential property, our Bunker Tuckpointing Package delivers unbeatable value and exceptional quality that will exceed your expectations. Enhance your property's appearance today and experience the difference that our Bunker Tuckpointing Package can make!



\$75,000
DESIGN, PERMITTING &
SCAFFOLDING
INSTALLATION INCLUDED

BUNKER ENHANCEMENTS

ALL INCLUDED

- CAULKING WINDOW FRAMES
- CHANGE BRICKS AS NEED IT
- PAINT OF WINDOW SILL / LINTEL STONE
- FASCIA RESTORATION
- WINDOWSILL BRICK REPLACEMENT
- WINDOWSILL STONE REPLACEMENT
- EXTERIOR FACADE PAINT STRIPING
- POWER WASHING
- PAINTING

*30 year
warranty*

• Estimated time of completion:

3-4 weeks