



# HERITAGE HOME PROGRAM

## Masonry Repairs

### Loan Applications Must Include:

- ❖ Contractor Written Estimate
- ❖ Site Plan Sketch or Marked Photo Showing Limits of the Work

### Contractor Written Estimate Must Include:

- ❖ Contractor Name, Address, Phone Number, and W9 Tax Forms
- ❖ Overall Square Footage of the Work
- ❖ Mortar Mix Design: Components and proportions
- ❖ Replacement Units: Specifications and Sample for Owner Approval
- ❖ Sealants: Type and Manufacturer (if any)
- ❖ Joint Filler: Type and Size (if any)

### HHP Minimum Design Standards:

- ❖ All work must be done in compliance with local/state building codes.
- ❖ Contractor is responsible for obtaining all required permits and inspections.
- ❖ Brick: Reuse old brick or stone wherever possible. If not feasible, use new brick grade SW or better to match the color and size of the original.
- ❖ Mortar: Use a high-lime, low Portland cement mix to match color and hardness of the old mortar closely. Do not add anti-freeze or water repellents to the mix.
- ❖ 19th Century Mortars (Type O Mix):
  - 1 part Type I Portland cement (white to match lime mortar)
  - 2 parts Type S lime
  - 9 parts well graded sharp mason sand
  - Add pigment as necessary
- ❖ 20th Century Mortars (Type N Mix)
  - 1 part Type I Portland cement
  - 1 part type S lime
  - 6 parts well-graded sharp mason sand
  - Add pigment as necessary.
- ❖ Repointing: Remove old mortar to a minimum depth of 3/4 inches.
- ❖ Rebuilding: Document existing masonry patterns and configuration before dismantling. If reusing old units, clean and lightly dampen them before relaying. All head joints for the face brick and back-up work shall be completely full of mortar. Slushing is not permitted.
- ❖ All new mortar joints shall match the old joints in width, profile, size, tooling, and color exactly, and match the composition as closely as possible.
- ❖ Minimum temperatures for masonry work: 45 degrees F for 3 days.