

The following items are for the final hook up and checking out of the subsurface, landscape & ro

LANDSCAPING MATERIALS - ALLOW misc. drainage materials.	1.00 EA		370.00	370.00
LANDSCAPING/DRAINAGE LABOR misc. drainage completion.	24.00 HR		50.00	1,200.00

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Room Totals: Retain. Wall Drains 7,080.58

DESCRIPTION	QNTY	Remove/Unit	Replace/Unit	TOTAL
<b>Room: Stucco Walls @ Decks</b>			<b>Formula Elevation 63'5" x ----- x 9'2"</b>	
<b>Subroom 1: Dog Kennel</b>			<b>Formula Elevation 11'0" x ----- x 9'11"</b>	
<b>Subroom 2: Spa/MBA Patio</b>			<b>Formula Elevation 30'0" x ----- x 9'10"</b>	
<b>Subroom 3: Family Rm Patio</b>			<b>Formula Elevation 14'8" x ----- x 9'7"</b>	
<b>Subroom 4: Fam Rm Shape</b>			<b>Formula Elevation 5'3" x ----- x 4'0"</b>	
<b>Subroom 5: Main Patio/Trellis</b>			<b>Formula Elevation 26'10" x ----- x 7'6"</b>	
<b>Subroom 6: Main/Trellis Shapes</b>			<b>Formula Elevation 23'4" x ----- x 4'0"</b>	
1,445.00 SF Walls	0.00	SF Ceiling	1,445.00	SF Walls & Ceiling
0.00 SF Floor	0.00	SY Flooring	174.00	LF Floor Perimeter
1,445.00 SF Long Wall	1,445.00	SF Short Wall	177.00	LF Ceil. Perimeter

See MFC Details #1, #7 & # 7.5.

All wood frames for stucco rails were found to have extensive rot from water intrusion and a lack of ventilation. At this time, most have been removed.

Our repair assembly costs include stucco and paint.

**Central landings and stairs from Entry to Pool Level**

The stucco wall popouts are included at the Master Bedroom and Living Room Elevations. The stucco wall sections along the stairs/landings are included at the planter subsection of the elevations.

**Dog Kennel Area - MFC Plan Note 48**

This is also the propane tank enclosure. Only the south wall is framed. Other walls are CMUs. The south wall is 11 LF.

R&R Framed, stuccoed deck wall per MFC Detail #1;>4'<6'; inc. paint.	11.00 LF	5.00	95.00	1,100.00
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**Main Pool Deck and Pool Trellis Walls - MFC Plan Note 23**

The cost of the demolition for these walls is included in the MTC billings. We measured 26'10" LF of framed wall plus four odd shaped corners (total SF would be 301 SF, or 7'9" x 26'10" + 26 SF + 15 SF + 21 SF + 31 SF).

We have included to paint the block walls that connect with rebuilt wood frame patio walls.

Framed, stuccoed deck wall per MFC Detail #1;>4',incs pnt	37.58 LF		85.00	3,194.30
R&R EXTERIOR PLUG WITH COVER	1.00 EA	2.24	47.19	49.43

Wood benches were fastened to the wood-framed walls. Due to the rotten frame within the patio wall, the bench just to the left of the Pool Trellis had detached. Other benches were attached, but rocked in place with minor force applied. All benches were removed to repair the wood-framed sections of the patio walls. They were stored on site for re-use. We have allowed for refastening them to the reconstructed walls.

FRAMING LABOR - reattach 6 wood benches to patio walls per Bryce Detail F.	12.00 HR		50.00	600.00
FRAMING MATERIAL - MISC. for bench repair per Bryce Detail F.	1.00 EA		145.00	145.00
PAINT EXTERIOR - LABOR & MATERIAL - block walls	702.50 SF		0.94	660.35

**Spa/Master Bathroom Patio Walls - MFC Plan Notes 20-21**

The removal of these walls is included in the MTC billings under "Work Completed." 30 LF of framed wall, some of it double-deep or special sized (total SF was 295 SF, or 9'10" x 30').

Framed, stuccoed deck wall per MFC Detail #1;>4',incs pnt	30.00 LF		135.00	4,050.00
FRAMING LABOR - reattach wood bench to patio walls per Bryce Detail F.	1.50 HR		50.00	75.00
FRAMING MATERIAL - included at Pool Deck bench allowance.	1.00 EA		0.00	0.00

**Kitchen Patio Wall - MFC Plan Note 38**

MFC Detail #14.

R&R Stuccoed 2nd story deck wall MFC Detail #14;>4',incs paint	66.50 LF	5.00	106.00	7,381.50
Allowance to remove and later reinstall deck lighting.	1.00 EA		480.00	480.00

**Family Room Patio Walls - MFC Plan Note 44**

14'8" LF of framed wall (total SF would be 162 SF), including a unique pot shelf section at the end. We have included to heighten the block wall at the base of the pot shelf in order to bring CMUs up to a height above the adjacent planter dirt. We have included to paint the block wall that supports the wood framed patio wall as well as the downslope block retaining wall. Wood in contact with block is to be pressure treated.

Block - 8" x 8" x 16" - in place - reinforced	24.00 SF		6.78	162.72
MASONRY Allowance to tie horizontal block walls	16.00 LF		12.00	192.00
Stuccoed 2nd story deck wall - similar to MFC Detail #14; >4',incs paint.	17.67 LF		106.00	1,873.02
PAINT EXTERIOR - LABOR & MATERIAL - block planter & retaining walls.	278.00 SF		0.94	261.32

**Venting Stucco Sheathed Walls**

If these walls are not vented, they will be susceptible to expansion & contraction which can lead to cracked stucco and, possibly, to water intrusion. We are allowing for drilled studs with occasional weatherproofed vents.

MFC Detail #1 unit costs do not include for the vents drawn in the detail.

Add for occasional weatherproofed vents in non cantilevered stucco walls.	1.00 EA		260.00	260.00
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Room Totals: Stucco Walls @ Decks 20,484.64