

Electrical Estimate

3511 Stonehill Pl, Sherman Oaks CA 91423 | Prepared for JC Construction | August 3, 2026

SERVICE

200 amp combination meter-main. Includes grounding electrode system, bonding and LADWP coordination.	\$5,500
100 amp subpanel and feeder, mechanical room.	\$2,800

EXISTING CIRCUITS AND DEVICES

Remove old branch wiring.	\$1,200
40 switch locations raised at \$225.	\$9,000
2 dedicated 20 amp circuits, office conversion and AV rack.	\$1,100
2 A/C disconnects relocated at \$850.	\$1,700
Existing branch circuits reused where sound. Device wiring extended and relocated as required for raised switch locations. AFCI per code.	

LIGHTING

101 interior recessed cans at \$95.	\$9,595
59 exterior recessed cans at \$145.	\$8,555
6 wall sconces at \$165. Fixtures owner supplied.	\$990
4 exhaust fans at \$450, including duct and exterior termination.	\$1,800
All cans 4 inch, JA8-2025 compliant.	

KITCHEN

Complete power layout for the new plan. 3 small appliance circuits, island receptacles, dedicated runs for dishwasher, disposal, microwave, refrigerator, range and hood, beverage refrigerator at the dry bar, under cabinet lighting.	\$6,500
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LIGHTING CONTROL

25 Lutron Caseta devices at \$310.	\$7,750
Caseta bridge, app setup, scene programming and owner handoff.	\$1,800

LOW VOLTAGE

24 Cat6 drops at \$285, terminated and tested.	\$6,840
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Structured media panel, patch panel and 802.3bt Type 4 PoE switch.	\$3,400
Mesh wifi, 4 access points, full 3,500 sq ft coverage.	\$2,800
6 Ring Elite 360 4K cameras, PoE Type 4.	\$11,500

SAFETY AND SYSTEMS

12 smoke and CO detectors at \$185. Interconnected, hardwired, battery backup.	\$2,220
Thermostat wiring, both heat pump systems.	\$500
Doorbell.	\$450
Miscellaneous wiring allowance.	\$2,200

PERMIT

LADBS panel upgrade permit. Present for rough and final inspection.	\$800
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TOTAL	\$89,000
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CONDITION THAT CHANGES THE SERVICE PRICE

If the solar system proceeds, its 16.936 kW AC output is 70.6 amps of backfeed and requires an 80 amp breaker. Under the NEC 120 percent rule a 200 amp busbar allows only 40 amps of backfeed once the 200 amp main is subtracted. The service equipment must change to a line side tap, a derated main, or a 225 or 400 amp busbar. This has to be decided before the meter-main is purchased, or it is purchased twice.

EXCLUDES

- Fixture demo, carried under the demo line
- Mobilization, carried under its own line
- Garage, pending the carport decision
- Solar, by others
- Temporary power for the trades, carried by the general contractor
- Pool pump and solar heat controls power, by others
- Power to gate and electronic lock, by others
- Receptacles and GFCI devices, removed from this scope at the direction of the general contractor
- Whole house surge protector, removed at the direction of the general contractor. Note that NEC requires a surge protective device on a dwelling service upgrade.
- Decorative fixtures, sconces, pendants, vanity lights and chandeliers. Owner supplied, installation included
- Title 24 lighting compliance documentation and forms
- Patching, drywall repair, texture and paint

- Trenching, boring and concrete cutting
- HVAC equipment, refrigerant lines and controls beyond the disconnect
- Ring Protect subscription, \$18 per camera per month, ongoing owner cost

NOTES AND CONDITIONS

- This estimate is valid for 30 days from the date of issue.
- Concealed conditions inside walls, ceilings and under the structure are not included and will be handled by written change order.
- Any addition to this scope requires a written change order before the work is performed.
- Four counts are estimates until the electrical prints are received: switch locations, Caseta devices, Cat6 drops and cameras. Each reads low against a 3,500 sq ft five bedroom. Carry \$103,000 until the prints are read.
- Switch location prices are complete and include box, wire, device and plate. No line on this estimate is counted twice.
- Six television locations are assumed. An AV plan will change the count.
- All cans must carry a JA8-2025 or JA8-2025-E mark. Non-compliant fixtures will fail inspection and require reorder.
- Smoke and CO detectors are a code requirement on a permitted remodel and are not optional scope.
- There is no attic. All ceiling wiring must be installed from above during the roof-open window. See the timeline document.
- Access is a hillside street with no on-site staging area. Material is staged and carried accordingly.