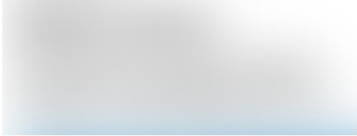




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RECIPIENT:



Estimate #307

Sent on Sep 03, 2026

Total \$10,458.03

Product/Service	Description	Qty.	Unit Price	Total
Quote Format and Scope	This quote covers all rough-in work required to install boxes and route wiring to each specified location. Trim-stage devices and fixtures are identified separately for reference and to clearly show the associated pricing. The work is itemized in detail so that any additions, removals or other scope changes can be easily identified, referenced and priced. Existing Circuits to Be Reused The following existing circuits will be reused where their wiring is found to be safe, serviceable and suitable for the intended loads: Oven — 50A, two-pole Sub-Zero refrigerator — 20A Wet bar/kitchen — 20A Kitchen lights — 15A Dishwasher — 15A Disposal — 15A (Possibly) Wine-cooler outlets — 20A	1	\$0.00	\$0.00



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Product/Service	Description	Qty.	Unit Price	Total
Demo	Kitchen Electrical Demolition Disconnect and remove the following electrical devices, boxes and wiring from the kitchen backsplash area: Two switches and associated two-gang switch box located left of the range Two switches and associated two-gang switch box located right of the range One single-gang junction box Two GFCI receptacles One two-gang box located right of the sink Existing range-hood wiring stub Four upper-cabinet wiring stubs Remove 3 wiring stubs at old island location Disconnect all associated jumper wiring. Identify, label and preserve applicable home-run wiring for reuse during the new kitchen rough-in. Remove two existing 4-inch recessed can lights and one existing 6-inch recessed can light from the center kitchen-ceiling area. Remove wiring for existing chandelier location Disconnect and remove the jumper wiring between the affected light locations. Remove wiring to old floor outlet Pull the range wiring back and temporarily secure it for reconfiguration during the new rough-in. Protect and secure all wiring remaining in place until the new electrical installation is completed.	1	\$660.00	\$660.00



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Product/Service	Description	Qty.	Unit Price	Total
Main Kitchen Lighting	Install wiring for two future 6-inch remodel-can lights. Leave wiring properly positioned and secured for fixture cut-in during trim. Install one or two ceiling light boxes above the kitchen island for future pendant lights, based on the final approved layout. Connect the new island pendant-light wiring with the existing 4-inch recessed light above the kitchen sink. Run wiring between all applicable lighting locations. Install a new two-gang switch box in the framed wall near the post and framed bump-out area. Run the required switch-leg wiring from the new lighting locations to the two-gang switch box. Extend and junction the existing three-way wiring to complete three-way switching with the existing switch at the side entrance of the home. Run wiring for two new LED wafer lights to be cut in during trim. Install the required accessible junction boxes and leave the wiring properly positioned, identified and secured for future fixture installation. Final pendant quantity and exact fixture locations are subject to the approved kitchen layout, framing and concealed obstructions.	1	\$380.00	\$380.00
New circuit / Rerun Range	Monogram Advantium oven — ZSB9122VSS 15-amp dedicated circuit required, 120V, 60 Hz, 1.8 kW Hardwired junction box required, Supplied with approximately 48" of power cord/conduit—do not install a standard receptacle unless the installation instructions expressly allow it Run circuit to stub in floor at island location 50-Amp Dual-Fuel Range Circuit Relocation Determine the conductor length required to reach the new dual-fuel range location. Cut an access opening in the wall at the appropriate location. Pull the existing range-circuit wiring back into the crawl space. Reroute the existing wiring through the crawl space to the new range location. Install 2g range box per spec to allow maximum cord clearance	1	\$340.00	\$340.00



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Product/Service	Description	Qty.	Unit Price	Total
Accent Kitchen Lighting Rough-In	Reuse the existing switch location at the exterior entry to the kitchen. Run 14/2 wiring from the switch location to 2 accessible transformer location, potentially above the kitchen cabinets. Install wiring two low-voltage transformers to support the planned accent-lighting system. Run one switched feed to the transformer serving the dining and bar area. Run a second switched feed across the kitchen to the transformer serving the opposite side of the kitchen. Run 18/2 low-voltage wiring from the transformers to each continuous section of cabinetry receiving accent lighting. Provide a separate low-voltage stub wherever a break in the cabinetry separates one lighting section from another. Provide separate stubs for above-cabinet, under-cabinet and toe-kick lighting at each applicable cabinet section. For example, a cabinet section receiving lighting above the upper cabinet, beneath the upper cabinet and along the toe kick will require three separate stubs. Install accessible junction boxes as required, with a maximum of nine 18/2 low-voltage stubs terminated in each junction box. Identify and secure all wiring for connection during trim. Transformers, LED tape, channels, drivers, connectors and final trim installation will be priced separately unless specifically included. Rough-in pricing will be calculated high volt quote + on a per-stub basis. High voltage switch, wiring, and low volt junctioning- \$260 Price per stub location- \$40 (estimated 14=\$560)	1	\$820.00	\$820.00
Plug Mold Wiring	Install wiring for five slim Plugmold locations. Provide one 12/2 cable stub at each location. Position each stub flush with the back of the cabinet and near the corresponding low-voltage lighting stub. Locate the Plugmold wiring slightly farther into the cabinet than the low-voltage stub, based on the requirements of the final selected Plugmold model. Route the five wiring runs to an accessible junction location beneath the kitchen sink. Identify, secure and protect all wiring for final connection during trim.	1	\$420.00	\$420.00



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Product/Service	Description	Qty.	Unit Price	Total
Outlet/Stub Wiring	Island Wiring Stub Run one 12/2 cable from the junction box and stub the wiring into the cabinet. Identify, secure and protect the wiring for final routing and junctioning inside the cabinet during trim. Hood-Vent Wiring Run 12/2 cable to the hood-vent location. Identify, secure and protect the wiring for final connection during trim. Do not install a receptacle. The hood vent will be hardwired. Fridge Outlet Run wiring from power junction Install single gang box Make up wiring Above-Cabinet Speaker Outlets Run wiring for four receptacle outlets at two above-cabinet speaker locations. Provide two receptacle outlets above the cabinets on the west side of the kitchen and two receptacle outlets above the cabinets on the east side of the kitchen. Supply the speaker outlets from the kitchen-lighting circuit using constant, unswitched power. Do not connect the speaker outlets to the dimmed transformer switch legs. Identify, secure and protect all wiring for final device installation during trim. New Dining-Room Receptacle Install a new single-gang receptacle box near the center of the approved dining-room wall. Drill downward through the framing and fish new wiring through the finished wall. Route the wiring through the finished area and into the exposed work area. Extend the wiring to an approved existing power source. Install the single-gang box and make up, identify and secure all wiring. Final receptacle and cover plate will be installed and priced separately during trim.	1	\$560.00	\$560.00



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Product/Service	Description	Qty.	Unit Price	Total
Dining Wall-Sconces and Outlet	Dining-Room Wall-Sconce Install a new single-gang switch box at the approved location. Run wiring to the new switch-box location. Run switched wiring from the switch box to the first wall-sconce location. Install a single-gang outlet box for the first wall sconce approximately 3 feet above the existing dining-room receptacle. Run jumper wiring from the first wall-sconce location to the second wall-sconce location. Install the required box at the second wall-sconce location. Make up, identify and secure all rough-in wiring. Final switch, sconces and cover plate will be installed and priced separately during trim.	1	\$380.00	\$380.00
Permit + administrative fee	Permit- \$270 Administrative fee (communication, scheduling, filing)- \$100	0	\$370.00	\$0.00
Rough-In Material	(1) 250-foot roll of 12/2 NM-B cable — \$179 (1) 250-foot roll of 14/2 NM-B cable — \$124 (1) 50-foot roll of 14/3 NM-B cable for three-way wiring — \$58 (1) 250-foot roll of 18/2 low-voltage cable — \$80 (1) Two-gang nail-on switch box — \$7 (7) Single-gang nail-on or remodel boxes — \$21 (4) Ceiling/wall fixture boxes for pendants and sconces — \$32 (8) 4-inch square junction boxes — \$48 (8) Blank junction-box covers — \$24 (1) Deep two-gang range box — \$12	1	\$585.00	\$585.00
Trim – Power, Devices and Appliance Connections	### Kitchen Electrical Trim – Power, Devices and Appliance Connections Complete final electrical connections and install all power devices associated with the kitchen and dining-room rough-in. Standard device plates are included unless specialty plates are supplied by the owner. ### Panel Work Install one tandem 20-amp breaker to create space in the panel. Install one dual-function AFCI/GFCI breaker. Price: \$120	1	\$1,235.00	\$1,235.00



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Product/Service	Description	Qty.	Unit Price	Total
	### AFCI/GFCI Receptacles Install AFCI/GFCI receptacles for the following four circuits: Dishwasher Garbage disposal Kitchen circuit No. 1 Kitchen circuit No. 2 Make up wiring, install devices and plates, identify protected downstream wiring and test AFCI/GFCI operation. Quantity: 4 Price per device: \$20 Total: \$80 ### Standard Receptacles Install four receptacles at the two above-cabinet speaker locations. Install one dining-room receptacle. Install one refrigerator receptacle. Make up wiring, install devices and plates and test for proper operation. Quantity: 6 Price per device: \$20 Total: \$120 ### Slim Plugmold Installation Install owner-supplied slim Plugmold at five cabinet locations. Route and terminate the previously installed wiring within each Plugmold assembly. Connect the five wiring runs at the accessible junction location beneath the sink. Provide AFCI/GFCI protection through the applicable dual-function receptacle. Quantity: 5 locations Price per location: \$120 Total: \$600 ### Hood-Vent Connection Hardwire the owner-supplied hood vent to the previously installed 12/2 wiring. Make up the connection within the manufacturer-provided wiring compartment. Test the hood, lighting and blower controls. No receptacle will be installed. Price: \$125 ### Dual-Fuel Range Connection Install one 50-amp range receptacle in the prepared			



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Product/Service	Description	Qty.	Unit Price	Total
	two-gang range box. Connect the owner-supplied dual-fuel range cord. Verify proper voltage and operation. Quantity: 1 Price: \$40 ### Island Advantium Connection Run flexible conduit from the prepared island wiring stub to a securely mounted junction box within the cabinet. Route and secure the connection wiring for the Monogram Advantium appliance. Hardwire the owner-supplied Advantium appliance according to the manufacturer's installation instructions. No cabinet receptacle cut-in is included. Price: \$150 ### Power, Devices and Appliance Connections Total \$1,235			
Trim – Lighting, Controls and Fixtures	Complete final electrical connections and install all lighting controls, fixtures and cabinet-lighting components associated with the kitchen and dining-room rough-in. All owner-supplied products must be listed, compatible with the installed wiring and available when trim work begins. ### Switches and Dimmer Install two switches at the new kitchen two-gang switch location. One switch will complete the existing three-way switching arrangement with the side-entry switch. Install one switch for the dining-room wall sconces. Install one compatible LED dimmer for the kitchen accent-lighting transformers. Quantity: 4 devices Price per device: \$20 Total: \$80 ### Accent Cabinet Lighting Supply and install LED tape lighting, aluminum track and diffuser at each applicable above-cabinet, under-cabinet and toe-kick lighting section. Connect each section to the previously installed 18/2 low-voltage stub. Price includes one continuous lighting section up to 6 feet long.	1	\$2,880.00	\$2,880.00



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Product/Service	Description	Qty.	Unit Price	Total
	Estimated quantity: 14 sections Price per section: \$125 Estimated total: \$1,750			
	### Accent-Lighting Transformers			
	Supply and install two 96-watt dimmable low-voltage transformers at the accessible transformer locations. Terminate the line-voltage switched feeds and low-voltage lighting wiring. Verify dimmer compatibility and test the completed lighting system. Quantity: 2 Price per transformer: \$125 Total: \$250			
	### Six-Inch Remodel Can Lights			
	Supply and install two 6-inch remodel-can housings. Install owner-supplied compatible lamps and trims. Make up wiring and test for proper operation. Quantity: 2 Price per location: \$50 Total: \$100			
	### LED Wafer Lights			
	Install two owner-supplied LED wafer lights at the prepared ceiling locations. Use a dust-containment bubble while cutting the finished ceiling openings. Locate and cut each opening precisely to avoid ceiling joists and other concealed obstructions. Connect the fixture junction boxes and install and test the wafer lights. Quantity: 2 Price per fixture: \$70 Total: \$140			
	### Existing Sink Can Trim			
	Install one owner-supplied compatible trim and lamp in the existing 4-inch recessed can above the sink. Quantity: 1 Price: \$40			
	### Dining-Room Wall Sconces			
	Install and connect two owner-supplied wall sconces at the prepared wall-box locations. Install supplied mounting hardware, assemble fixtures as required and test for proper operation. Quantity: 2 Price per fixture: \$175			



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Product/Service	Description	Qty.	Unit Price	Total
	Total: \$350			
	### Kitchen Island Pendants			
	Install and connect two owner-supplied pendant fixtures above the kitchen island. Assemble fixtures, adjust hanging lengths and install supplied mounting hardware. Quantity: 2 Price per fixture: \$85 Total: \$170			
	### Lighting, Controls and Fixtures Total			
	\$2,880			
	Final pricing is subject to the actual number and length of cabinet-lighting sections and the assembly requirements of the owner-supplied fixtures.			
Trim Materials	(1) Tandem 20-amp breaker – \$18 (1) Dual-function AFCI/GFCI breaker – \$65 (4) Dual-function AFCI/GFCI receptacles – \$140 (6) Standard receptacles – \$18 (3) Standard switches – \$15 (1) LED-compatible dimmer – \$55 (2) Armacost 96-watt, 24-volt dimmable transformers – \$170 (4) Armacost RibbonFlex Pro 32.8-foot, 24-volt LED tape-light rolls, providing approximately 131 feet – \$307 (7) Armacost aluminum channel and diffuser five-packs, providing approximately 114 feet – \$294 (2) Six-inch remodel-can housings – \$30 Standard device plates for receptacles, switches and dimmer – \$35 (1) 50-amp range receptacle, box cover and plate – \$22 Flexible conduit and junction box for the Advantium connection – \$30 Owner to supply the five Plugmold assemblies, recessed-light trims and lamps, two LED wafer lights, sink-can trim and lamp, two wall sconces, two island pendants, hood vent, dual-fuel range cord and Advantium appliance. Final quantities for LED tape, channel and diffuser must be verified against the completed cabinet measurements before ordering.	1	\$1,200.00	\$1,200.00



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Product/Service	Description	Qty.	Unit Price	Total
Totals	Rough-In	1	\$0.00	\$0.00
	Labor: \$3,560			
	Materials: \$585			
	Rough-in total: \$4,145			
	Trim			
	Labor: \$4,115			
	Materials: \$1,200			
	Trim total: \$5,315			
	Labor total: \$7,675			
	Material total: \$1,785			

Subtotal	\$9,460.00
Seattle (10.55%)	\$998.03
Total	\$10,458.03

Payment Schedule

30%	Start	\$3,137.41
40%	Rugh-in Inspection	\$4,183.21
30%	Final Inspection	\$3,137.41

Payment is due in the following structure. 50% before start, 50% after completion.
Work shall be completed no later than 1 week after the start.
Contractor not responsible for minor property damages caused by the completion of electrical work.
All installations are covered by a 1-year warranty.