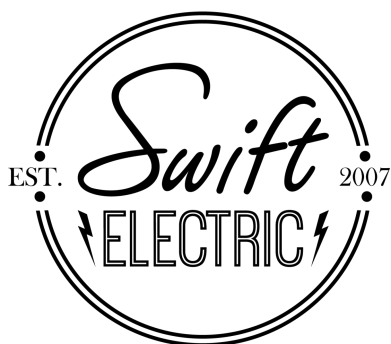




Estimate

From **Anacapa Electric, Inc dba
Swift Electric Lic# 905600**
9452 Telephone Rd #202
Ventura, ca 93004

Estimate For **Annie Cox**
c/o
918 El Toro Rd
Ojai, Ca 93023

Estimate Id **814**
PO Number ACX001B
Issue Date 12/16/2024

Subject 918 El Toro - Electrical Repairs

Item Type	Description	Quantity	Amount
Service	Brief Overview : On 12/16/2024 Swift Electric inspected the residence at 918 El Toro in Ojai with 4 electricians. We started by walking the exterior of the house , chicken coup and yard for conduits, electrical junction boxes, exterior receptacles and any other electrical associated items We then sent a technician under the house to inspect the wiring Inside the house we checked all of the receptacles, light fixtures and breaker boxes Lastly, we sent another technician to inspect the attic via both attic access holes found in the home. We also pulled out a few random receptacles and switches to check the integrity of the wiring The following items are being reported from highest priority to lowest priority. Some pose higher potential electrical hazards than others.	1.00	\$0.00

Service	Priority #1 Existing sub panel in laundry room This panel is a Federal Pacific Stab-Lok panel. These panels are notorious for failure and fires. The location of the panel is also a violation as panels cannot be installed inside cabinetry, and must provide ample working space. We recommend removing this panel and relocating outside adjacent to the 200a Edison panel. Drywall removal will be required on the back side of the panel (bathroom) and on the ceiling in order to remove all of the wires out of this panel up into the attic to we can properly terminate them into a junction box. From that junction box we would extend all of those circuits into the new panel outside.	1.00	\$4,000.00
Service	Priority #2 Pool pump equipment and Pool/Spa lights All underwater lighting shall be protected by GFCI's to prevent electrocution to anyone in the water if any of the underwater lights or wiring fails and come into contact with the water. All pool pump equipment shall be GFCI protected for the same reasons. There are open junction boxes and damaged conduits in the pool pump equipment shed that need to be repaired and replaced as well. Sub Priority ** The electric pool cover is powered by an extension cord. This is very unsafe. This pool cover needs to be properly wired with conduit which results in saw cutting the concrete between the raised planter and the pool cover and installing underground PVC conduit from the junction box on the fence to the pool cover motor. Then running new wires and protecting with a GFCi device. Pricing excludes saw cutting or concrete patching	1.00	\$2,600.00
Service	Priority #3 The majority of the house is original. All original circuits come out of the sub panel in the laundry room. All old original circuits are ungrounded (2-wire) which means all of the receptacles need to go back to the old 2 prong receptacles or be changed out to be GFCI receptacles. This avoids a complete rewire of the internal wiring system. Although adding GFCI's doesn't physically add the ground wire, the National Electric Code permits the use of GFCI's on 2-wire circuits. see NEC article 406.4(D)(2) a,b&c When using GFCI receptacles, blue stickers must be installed onto the cover plates of all ungrounded receptacles so the user knows " no equipment ground present " We are currently estimating 40 GFCI receptacles to cover everything inside the house. Unit pricing for new GFCI receptacle with Labor to Install = \$ 50.00 / pc	40.00	\$2,000.00

Service	Priority #4 The chicken coup has existing electrical that needs attention. On the back side of the coupe there is a junction box with no weatherproof cover The interior wiring is in Romex cable. Romex cable is not permitted to be ran exposed to physical damage. Therefore, there are 3 options to make safe. #1 - Remove electrical completely from coup (\$135) #2 - drywall over all of the exposed romex to protect from damage (by others) #3 - remove all romex and replace with metallic cable (\$ 1,200.00) At this time we are including the cost to disconnect the power feeding the coup so the hazards are removed.	1.00	\$135.00
Service	Priority #5 Attic Wiring The attic has some minor electrical issues that need to be corrected. There are some open junction boxes that need covers There are some signs of rodents chewing off the insulation of the old original wiring. We saw no signs of rodents so we assume the rodent issue has been resolved, the damage was probably from years ago. Due to the amount of blown in insulation , it is almost impossible to detect and confirm that there aren't more hazards in the attic. To repair 100% of the attic wiring issues we recommend that all insulation gets removed and vacuumed out so we can perform a more thorough investigation. At this time we can only repair what we can see.	1.00	\$700.00
Service	Priority #6 Large Oak tree by pool There are hanging lanterns in the tree connected via extension cords. These cord connections are not waterproof nor UV rated. The cords will dilapidate and the connections will get wet and fail. Any possible arcs or sparks could result in sparking and possible fire if conditions are right. We recommend removing all electrical from the tree or rewiring all of the lanterns to 12v so they can be controlled from a low voltage landscape transformer. If the cords are removed, no hard is present (nor will the lights work) We are not including cost for this. If the electrical in the tree is needed, we can retrofit the lights to 12v and rewire with landscape wires and a transformer mounted at the base of the tree on a photocell. Cost \$ 1,600.00	1.00	\$0.00
Service	Priority #7 In the raised planter on the side of the pool there is an exposed 1/2" pvc conduit that is ran along the surface of the dirt. At one point it could have been buried, but now that it is exposed it can cause a potential hazard. The conduit must either be properly strapped to the fence , or dug down minimum of 18" to protect. At the far right side there is a junction box mounted to the wood fence. The conduit that terminated into the bottom of that box is broken and exposed wires are visible. Cost to repair the broken pipe and strap properly to the wall \$ 500.00 Cost to replace the pipe and wire and dig 18" trench all the way down to the pool equipment \$ 2,500.00	1.00	\$500.00

Service	Priority #8 Misc Items -Exterior GFCI by Air Conditioner condenser non operable - Replace \$ 85 -Wall light in Furnace closet is broken - Replace with new pull chain fixture & lamp \$ 85 -Not all bedrooms have smoke alarms \$ 150 -Not all hallways have smoke and carbon detectors that are operable or present \$ 150 -Surface mounted fixtures down hallway towards primary bedroom not fixed to the ceiling, possibility to fall down \$ 85 -Exterior flood lights facing pool - These were added years back, but the wrong boxes and equipment were used. The materials used are for interior application only. If these boxes get wet, the water will get inside the walls and create mold/mildew. We recommend removing these boxes and replacing with weatherproof rated boxes \$ 800 - Exterior switch by back door off of laundry (surface switch) non operable? Diagnose \$ 135 - Front porch has exposed EMT conduit. The conduit ran is installed again with interior fittings and boxes that are not approved for outdoor use. Since they are under a porch cover we see no immediate hazard and the repairs are subject to conversation. If repair is requested, in order to replace the boxes and fittings, the fixtures, wire and pipe must be removed then reinstalled after repaired \$ 850.00 - Sprinkler Time clock receptacle is a 2gang box with only 1 device in it. This needs to be repaired to protect from someone putting their fingers inside and getting shocked \$ 135 - Front yard 2gang weatherproof box only has 1 device in it (similar to sprinkler Time clock box) \$ 135 - Most of the kitchen under cabinet lighting is non operable. Chances are the halogen bulbs are burned out or the transformers have failed. Recommend replacing or removing. Cost to repair is \$ 350 - Kitchen overhead soffit lighting is not all working. Old florescent lamps or ballasts have failed. Recommend repairing so kitchen has full, adequate illumination \$ 700.00 - All circuit breaker panels have incomplete labelling,. Recommend properly labelling all breakers \$ 500.00	1.00	\$4,160.00
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Estimate Total \$14,095.00