

Hi JJ,

Here is the list of tech that is not included with the house.

- Lutron light switches (installed 2021)
- 8 room whole house audio system (rack in office)
- Theater room system. Projector, screen, speakers, subwoofer, amplifier and iphone control system. (projector will come with brand new spare bulb)
- Iphone control system for lights, audio through out the house and living room TV
- 8x Nest Security cameras including doorbell. (3 upgraded in 2021)
- True LED lightbulbs in living room, dining room and theater. (upgraded 2019)
- Nest Security system
- Electric shades in living room and theater (installed 2021)

I would be willing to leave the tech with the house for \$15K

I think Xalli wanted to keep a couple of planters. I'll defer to her on non tech items.