



MATTHEW GUZMAN
TEAM

23138 Mestina Knoll Updates

- French Drains with Cut Curbs for improved drainage
- Landscape Lighting (Front)
- Lorex NVR with 8 x 4k Variable Focus Cameras w/Audio (Day, Night, and Night Color Vision)
 - Left Front Yard
 - Right Front Yard
 - Front Door
 - Left Rear Yard
 - Right Rear Yard
 - Rear Door
 - Garage
 - Attic
- Dual path Internet providers: Tachus Fiber (Primary) - 1Gbps from front curb to house, Optimum Cable (Backup) - 400 Mbps backyard to house. Failover happens instantly if Primary goes down. All communication hardware stays with house.
- Netgear Nighthawk RAX200 - WiFi 6 Access Point - AX11000. If they want to test speeds they can connect to open guest network called WelcomeHome-2.4Ghz, WelcomeHome-5Ghz, or WelcomeHome-5Ghz-2
- 2gig GC3 Alarm Panel with Take-Over Module integrated to Alarm.com with WiFi and Cellular Dual Path Communication for Smart Control. All wired sensors to every door and window are monitored. Also included are:
 - Downstairs Thermostat
 - Upstairs Thermostat
 - Motion Sensors at the front door, rear door, and main bedroom
- Schlage Smart Door locks on front door, rear door, and garage door to house
- Front Door Lighting smart switch
- Landscape Lighting via Z-Wave Outdoor Controller
- 2 x Interior Z-Wave Controllers, 1 x plugged into living room outlet, 1 x new in box (could be used for Christmas Tree/Lights)
- Main bedroom Light and Ceiling Fan smart switches
- Rachio 3 8-Zone sprinkler controller (Automatic Scheduling)
- Liftmaster Garage Door opener