# 7407 Knoll Cliff Ct.
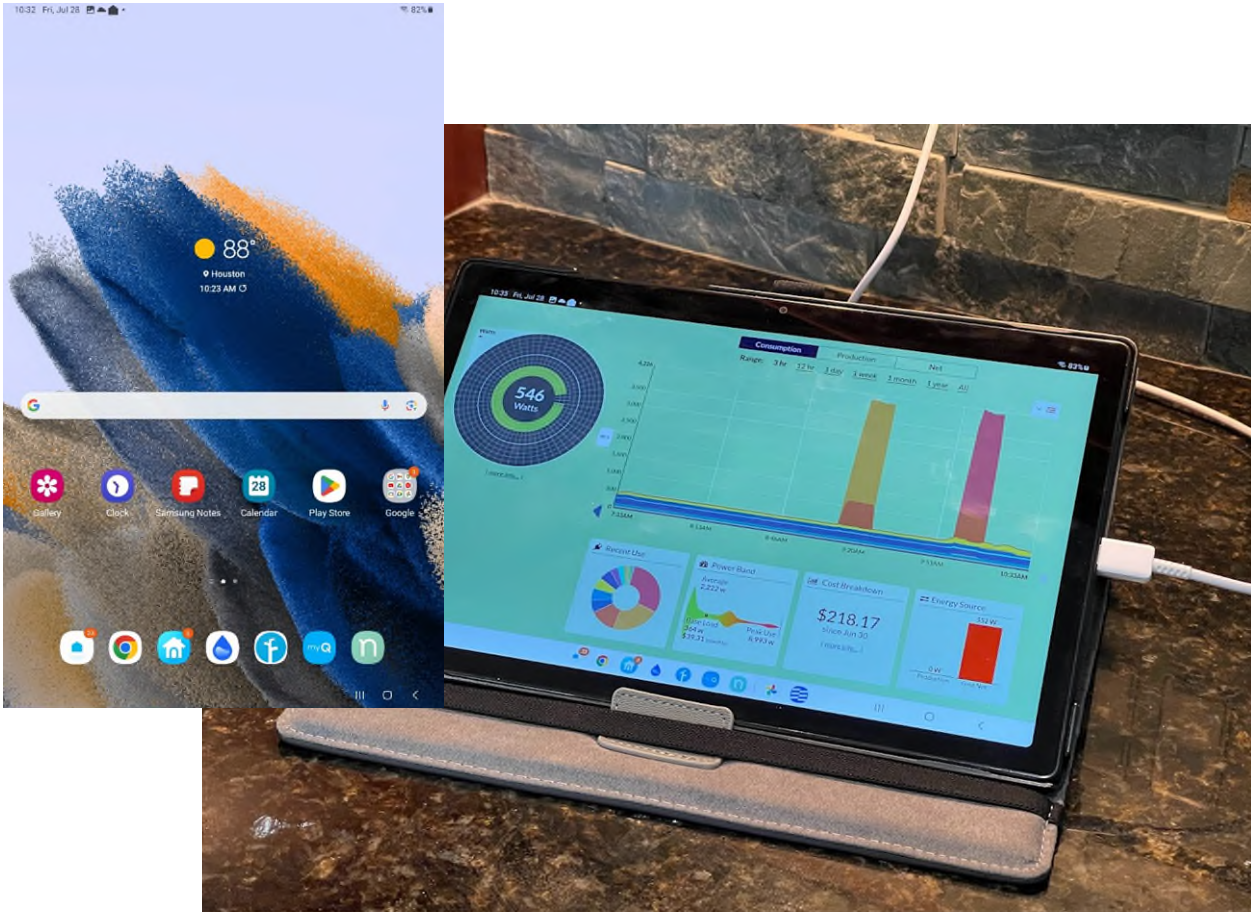
# Smart Home Automation Overview

A Samsung Galaxy Tab A8 tablet is included with the house. This tablet, as well as the new owner's devices, can be used for all home automation and to control items. An email account has been created for the house 7407knollcliffct@gmail.com and all home automation accounts have been linked to this email. The WiFi Router and Extender are included with house. All account ownership will transfer upon sale.

This tablet can be used to view and control the following home automation devices:

- CURB Home Energy Monitor
- Nest Thermostats, Hello Doorbell, Outside Camera, and Smoke/CO Alarms
- Wink Home Automation Controller for switches, dimmers, lights, and ceiling fans
- Rachio Smart Sprinkler System
- EyeOnWater digital water meter
- Notion Leak Detector
- myQ Smart Garage Door Openers

All devices support control via Amazon Alexa, Google Home, If This Then That, etc..
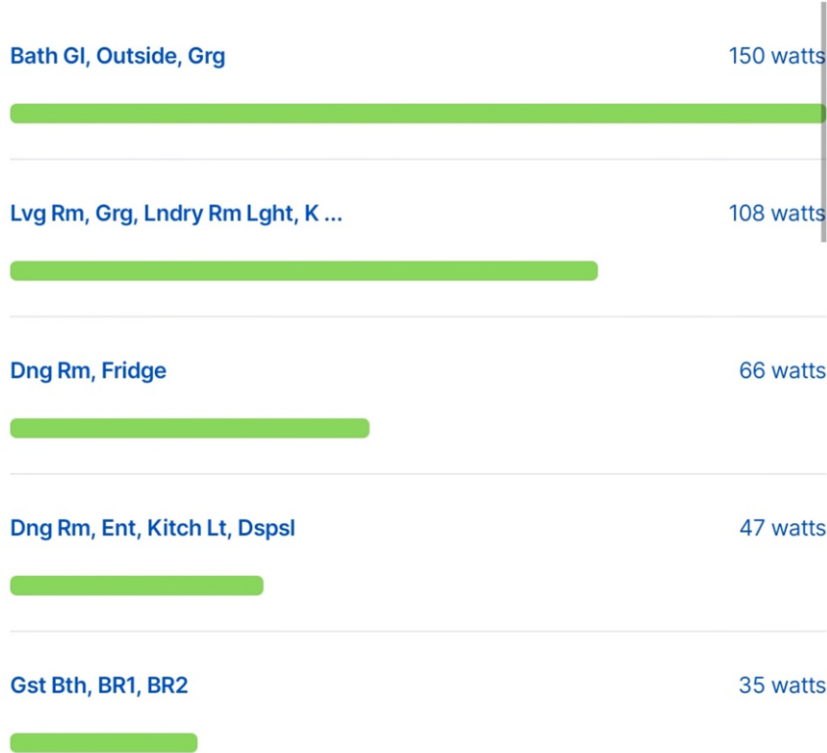
# ☰ Curb    ❓

## Now ⌄

you are consuming

## 526 watts ⌄ of energy.

**LIVE**

Here's what's on right now with estimated consumption for one day of use.

| | |
|---|---|
| **Bath Gl, Outside, Grg** | 150 watts |

| | |
|---|---|
| **Lvg Rm, Grg, Lndry Rm Lght, K ...** | 108 watts |

| | |
|---|---|
| **Dng Rm, Fridge** | 66 watts |

| | |
|---|---|
| **Dng Rm, Ent, Kitch Lt, Dspsl** | 47 watts |

| | |
|---|---|
| **Gst Bth, BR1, BR2** | 35 watts |

| ⚡ | 🕐 | ☀️ | ✉️ |
|---|---|---|---|
| Score | Dashboard | Solar | Messages |

The Curb Pro energy monitoring system is installed on the house breaker panel and monitors 16 individual channels to enable the homeowner to see exactly where power is used and how much it costs. This system also easily supports integration of solar panels, a generator, or a battery system to allow the homeowner to monitor power generated as well as consumed. There is an app to monitor as well as a webpage view with more in-depth details and historical usage data.
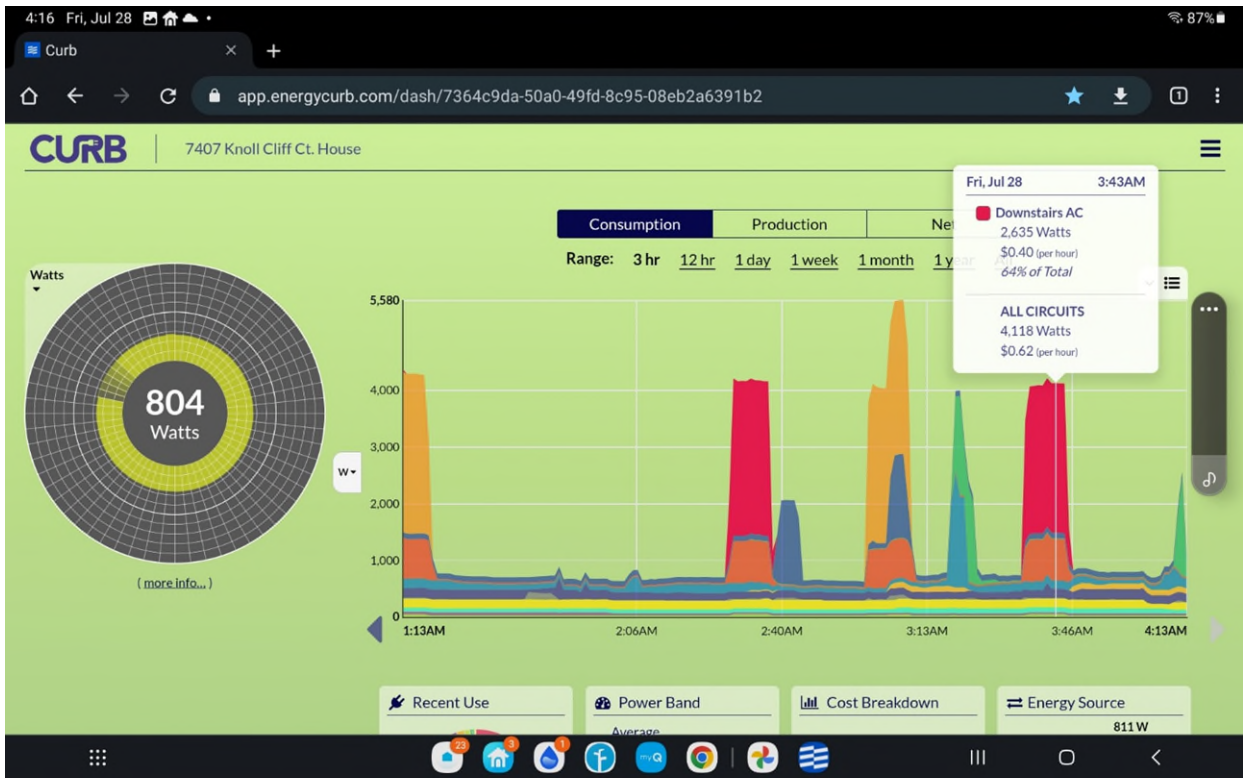
Detailed information of home power usage allows the homeowner to easily track what is on and, with the other smart home devices, control power used in order to save money. Previous owner estimates at least a 30% saving on the power bills due to this.
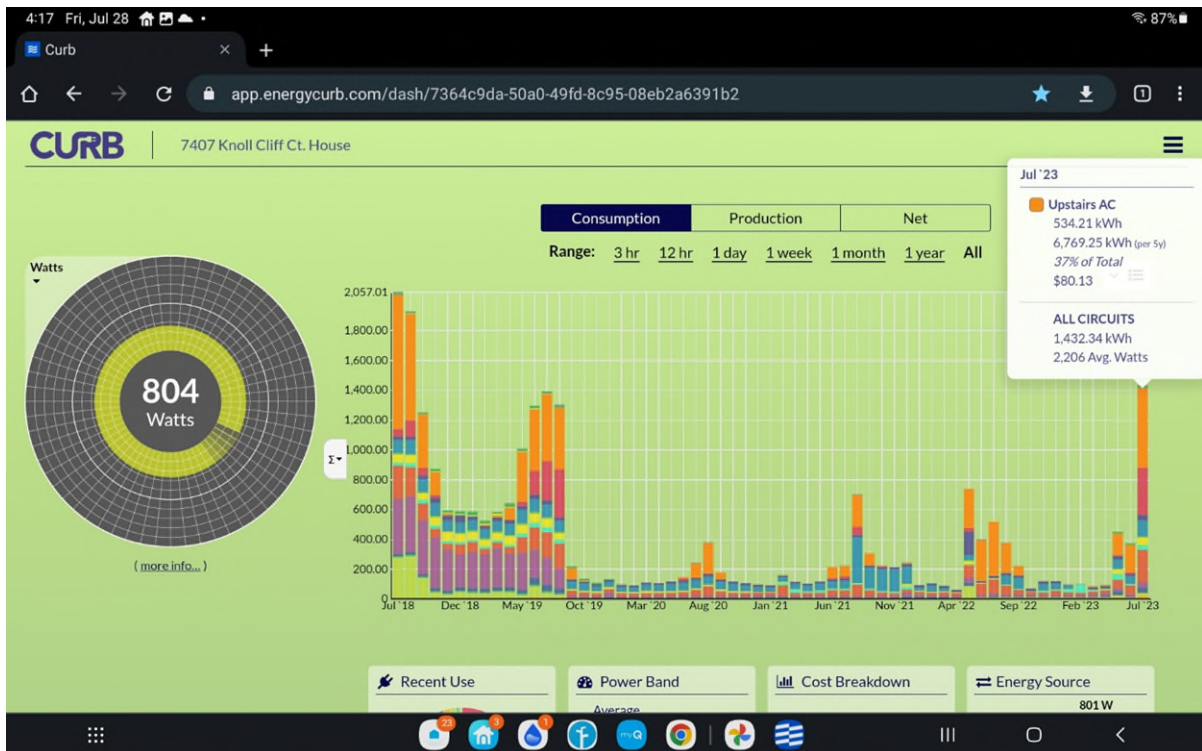


As well, the system provides the proof of summer energy consumption. The home has rarely used over 2000 kWh, and with added insulation, low-e double pane windows, and a new AC system, the real time data shows summer power consumption to be around 1500 kWh on average. With current energy prices, expect less than $200 energy bills in the summer.

View of historical energy usage, note the peaks of when the AC systems are running. System also can project power usage costs.
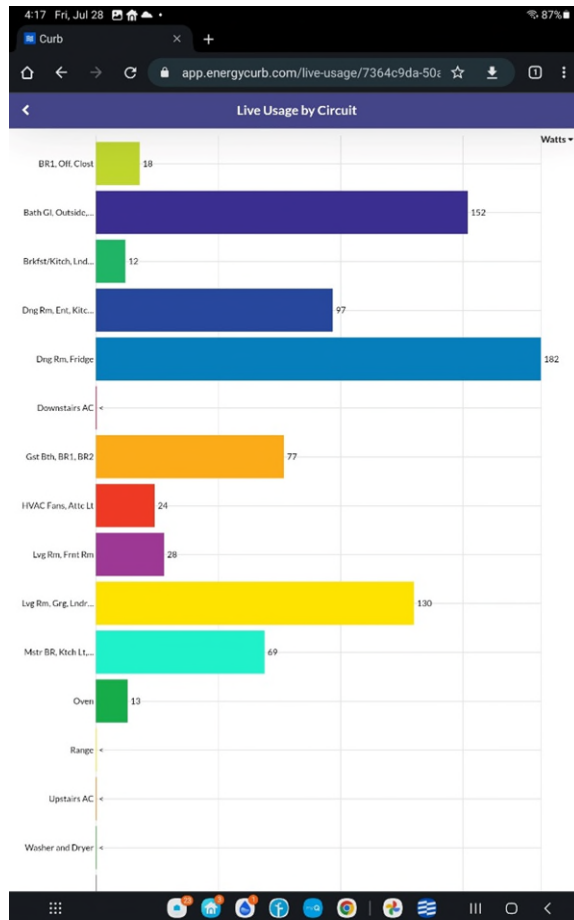


View of wattage being consumed for individual circuits at the breaker panel.
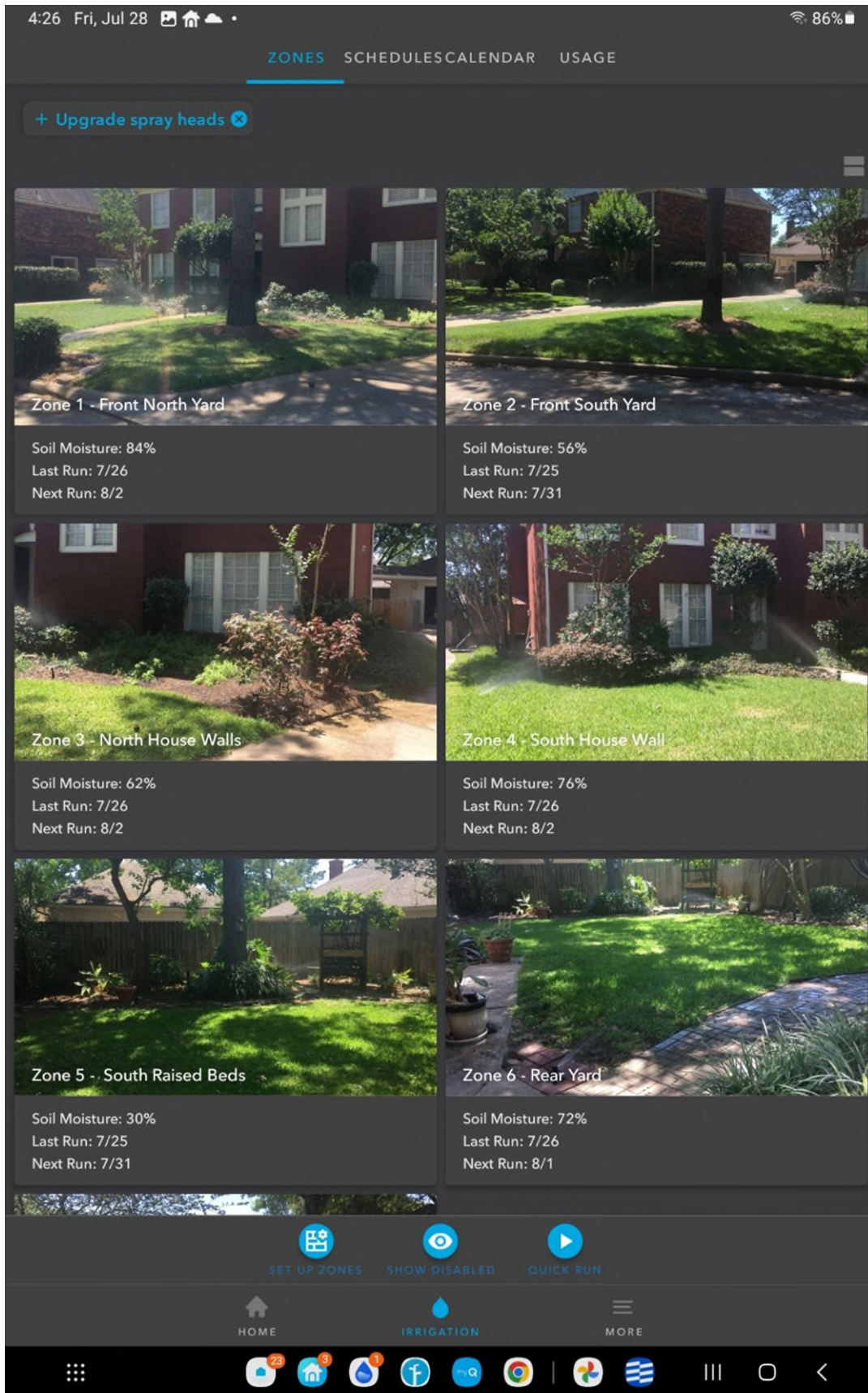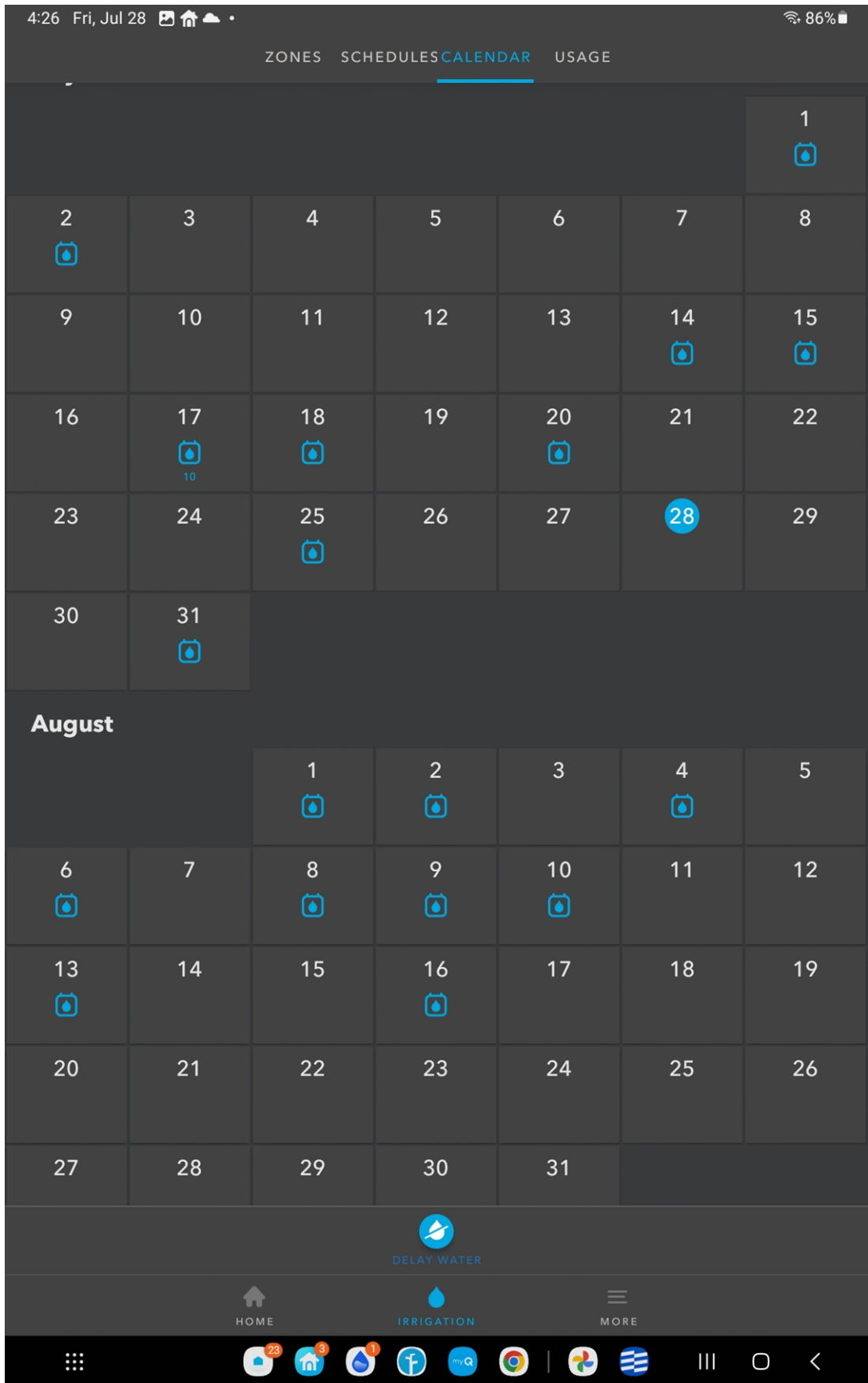
myQ can be used to open and close garage doors remotely in addition to traditional garage door opener remotes. MyQ can be setup for home automation tasks, for example, to turn on lights when you arrive.
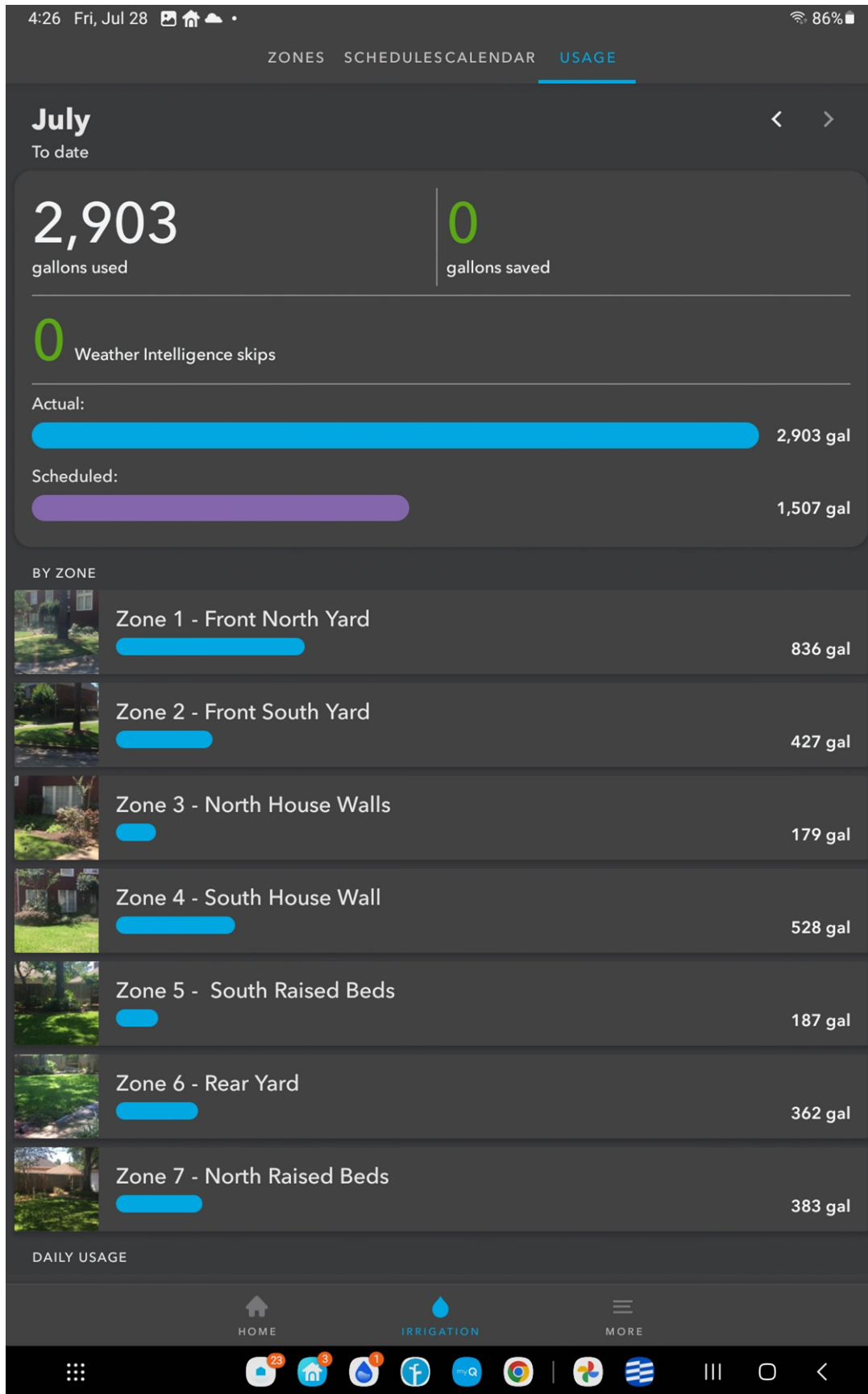
A Rachio smart sprinkler controller is included with the house. This controller automates 7 independent zones outside the house for watering. Based on weather, soil type, plant type, and sprinklers used, it predicts soil moisture and automatically schedules watering when appropriate.

ZONES  SCHEDULES CALENDAR  USAGE

| | | | | | | 1 ⏱ |
|---|---|---|---|---|---|---|
| 2 ⏱ | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 ⏱ | 15 ⏱ |
| 16 | 17 ⏱ 10 | 18 ⏱ | 19 | 20 ⏱ | 21 | 22 |
| 23 | 24 | 25 💧 | 26 | 27 | **28** | 29 |
| 30 | 31 ⏱ | | | | | |

**August**

| | | 1 ⏱ | 2 ⏱ | 3 | 4 ⏱ | 5 |
|---|---|---|---|---|---|---|
| 6 ⏱ | 7 | 8 ⏱ | 9 ⏱ | 10 ⏱ | 11 | 12 |
| 13 ⏱ | 14 | 15 | 16 ⏱ | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

💧
DELAY WATER

🏠 HOME          💧 IRRIGATION          ☰ MORE

Rachio calendar view of when waterings are scheduled. Calendar automatically updates based on weather conditions or user-initiated waterings.
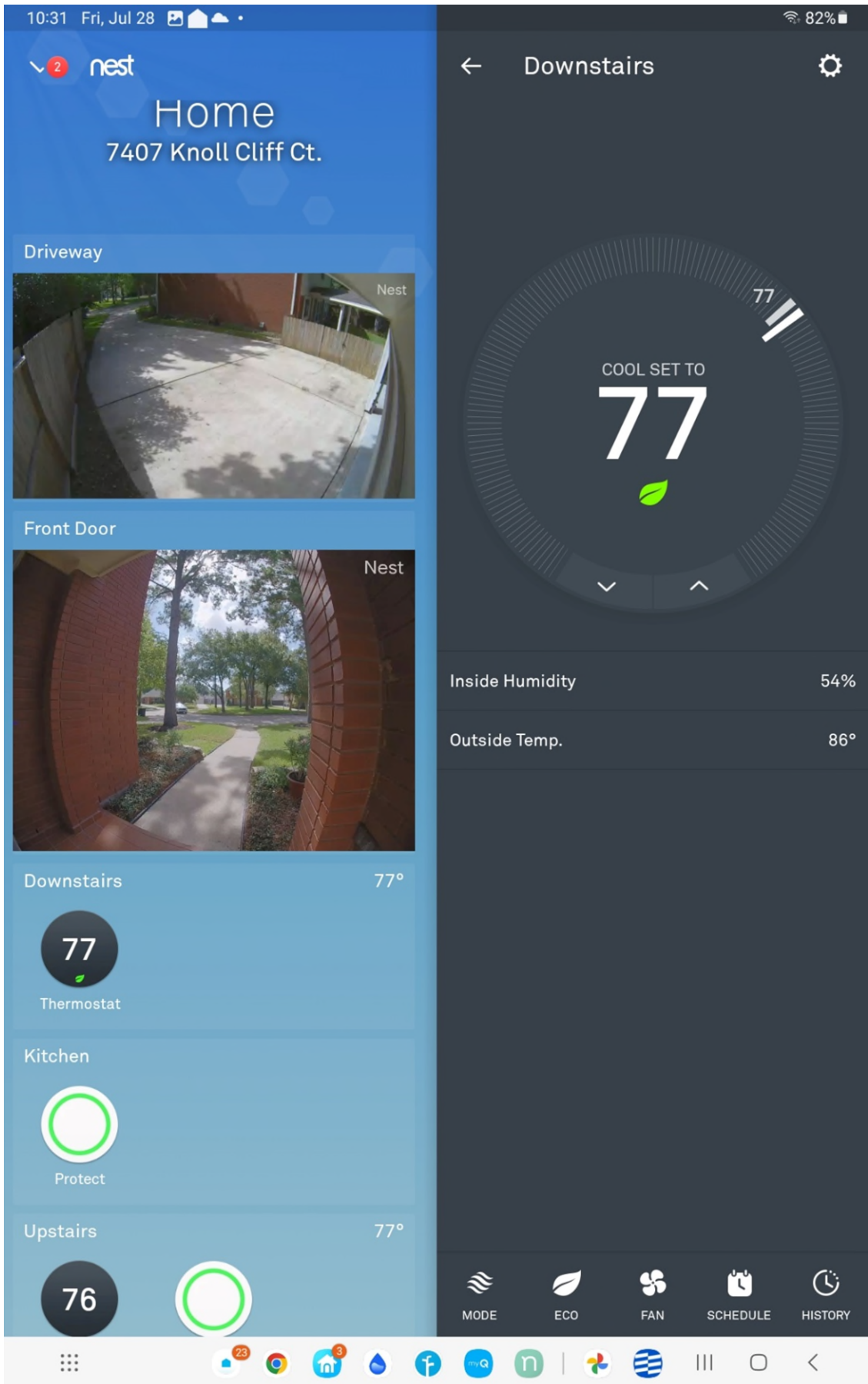
4:26  Fri, Jul 28

ZONES  SCHEDULES CALENDAR  **USAGE**

## July
To date

< >

**2,903**
gallons used

**0**
gallons saved

**0** Weather Intelligence skips

Actual:
2,903 gal

Scheduled:
1,507 gal

**BY ZONE**

Zone 1 - Front North Yard
836 gal

Zone 2 - Front South Yard
427 gal

Zone 3 - North House Walls
179 gal

Zone 4 - South House Wall
528 gal

Zone 5 - South Raised Beds
187 gal

Zone 6 - Rear Yard
362 gal

Zone 7 - North Raised Beds
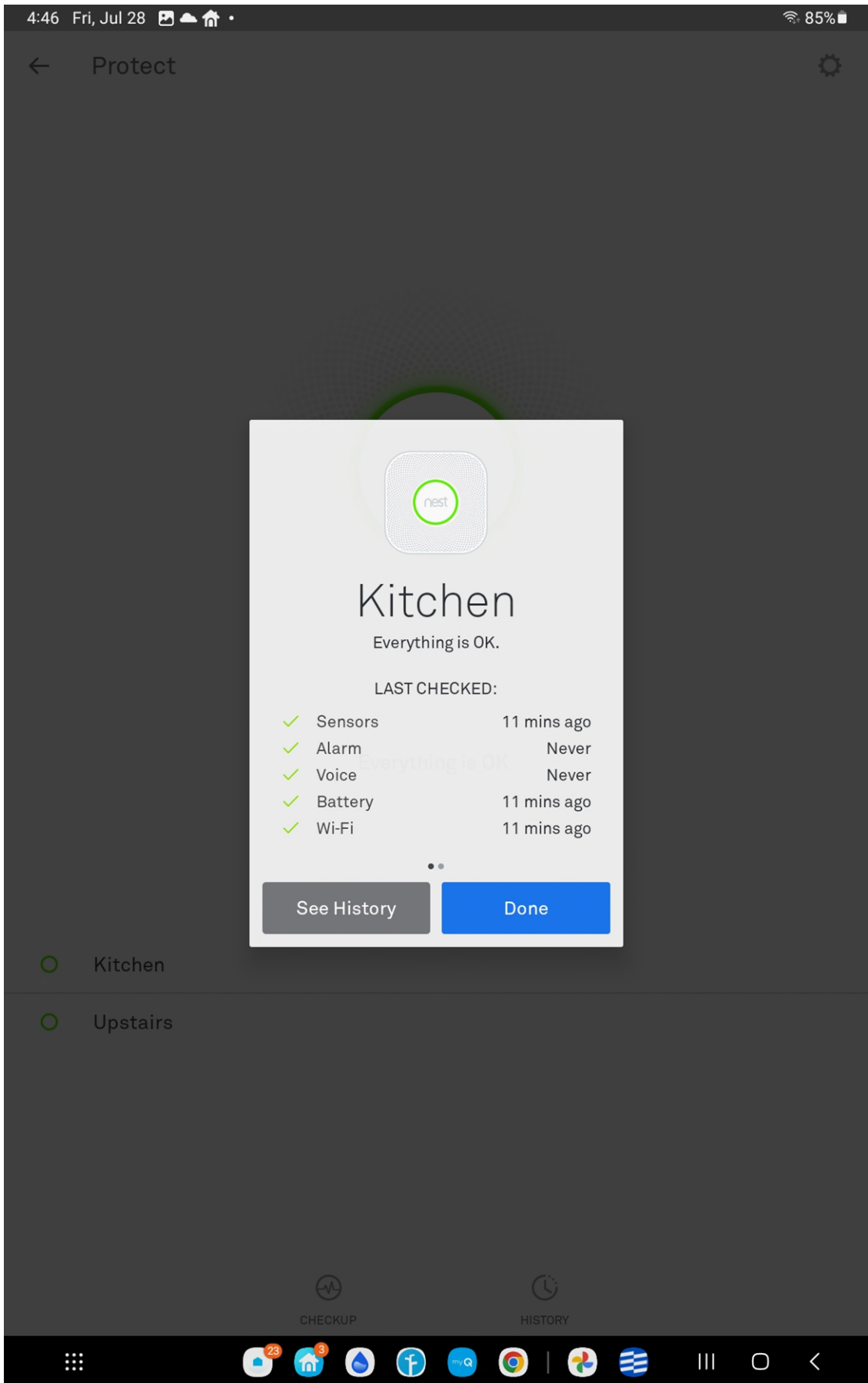383 gal

**DAILY USAGE**

HOME  IRRIGATION  MORE

Rachio also provides the homeowner with a usage report of waterings based on duration and sprinkler type.
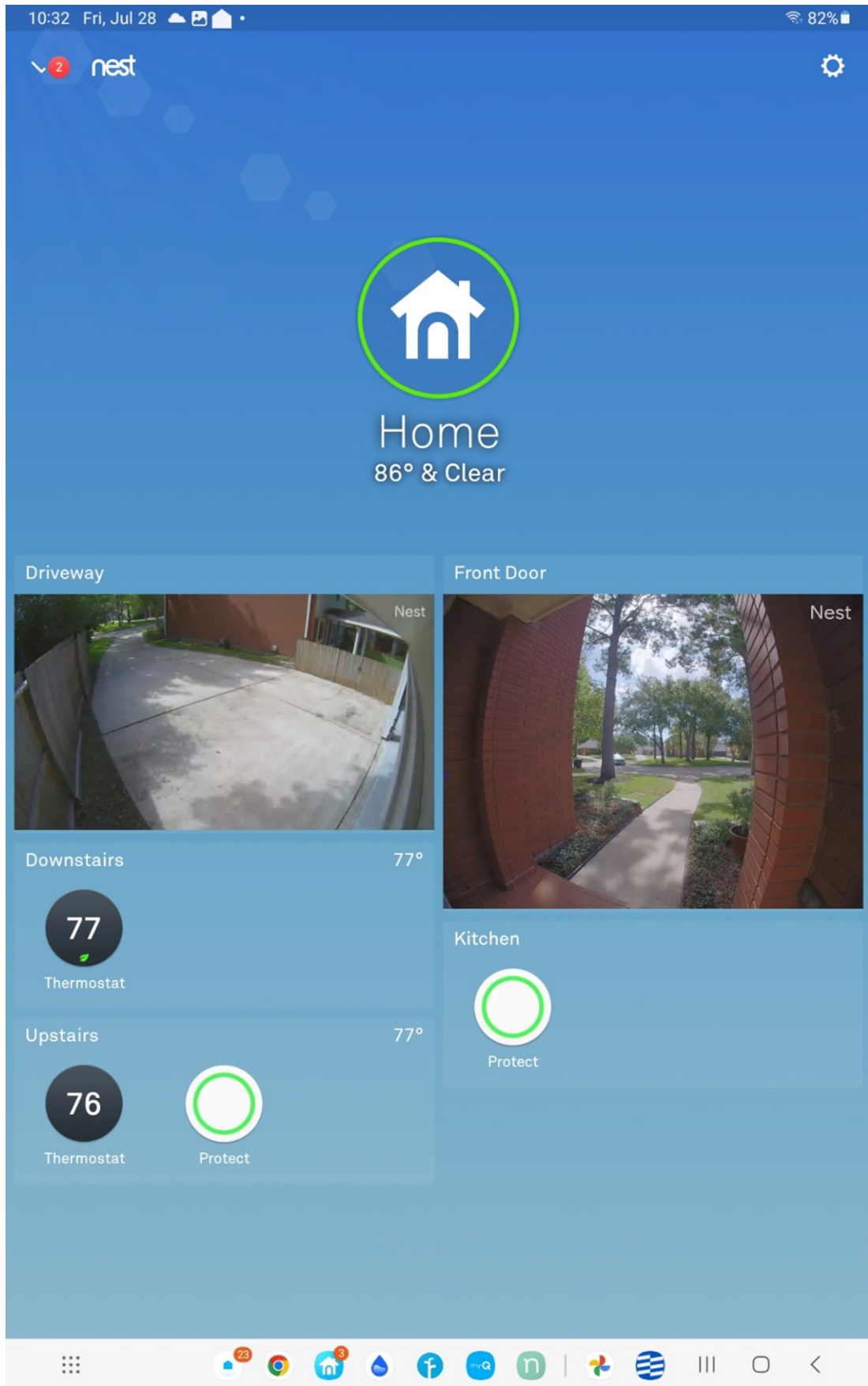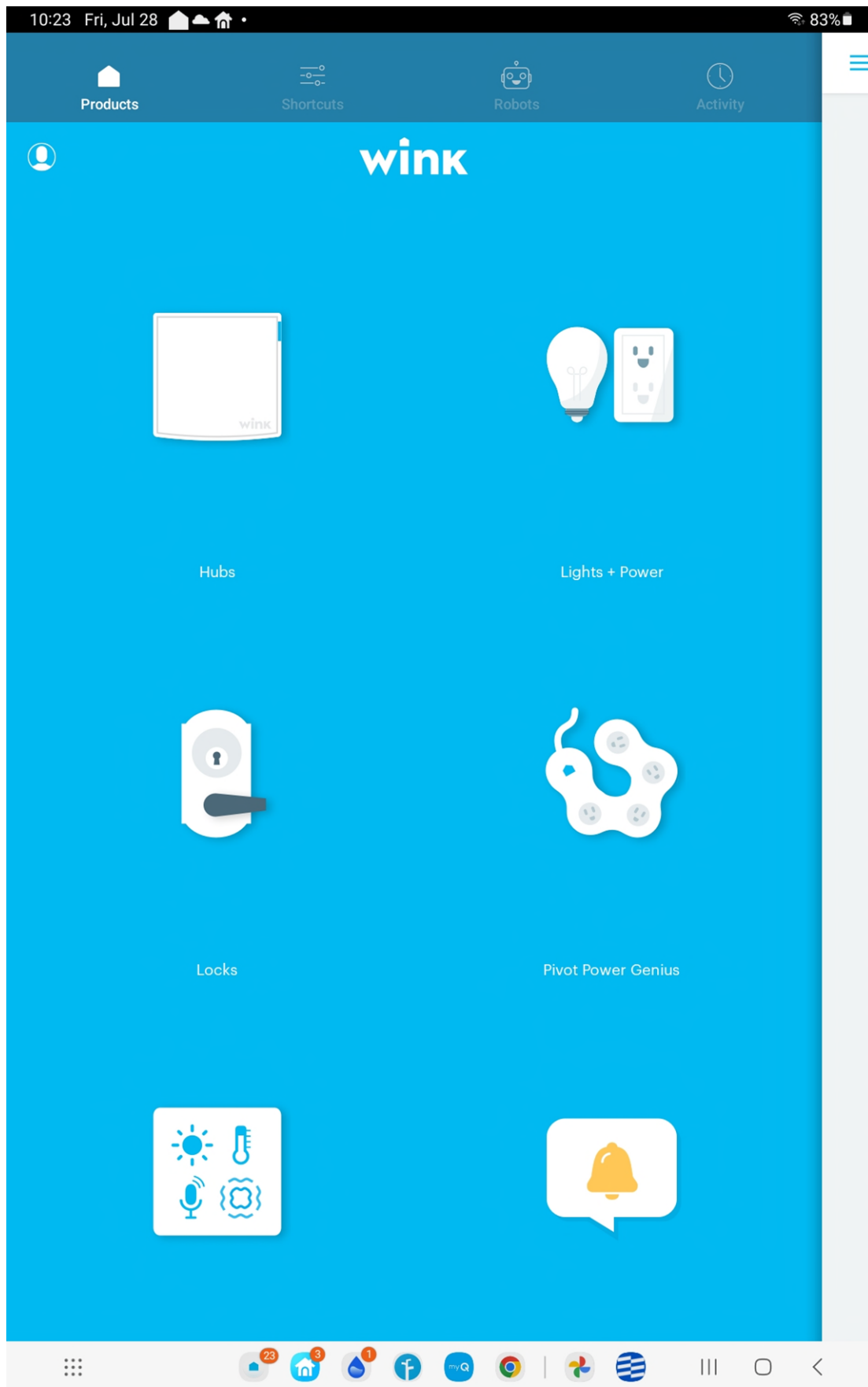
Google Nest is used to control thermostats, view Nest Hello front doorbell, and monitor smoke and carbon monoxide detectors.
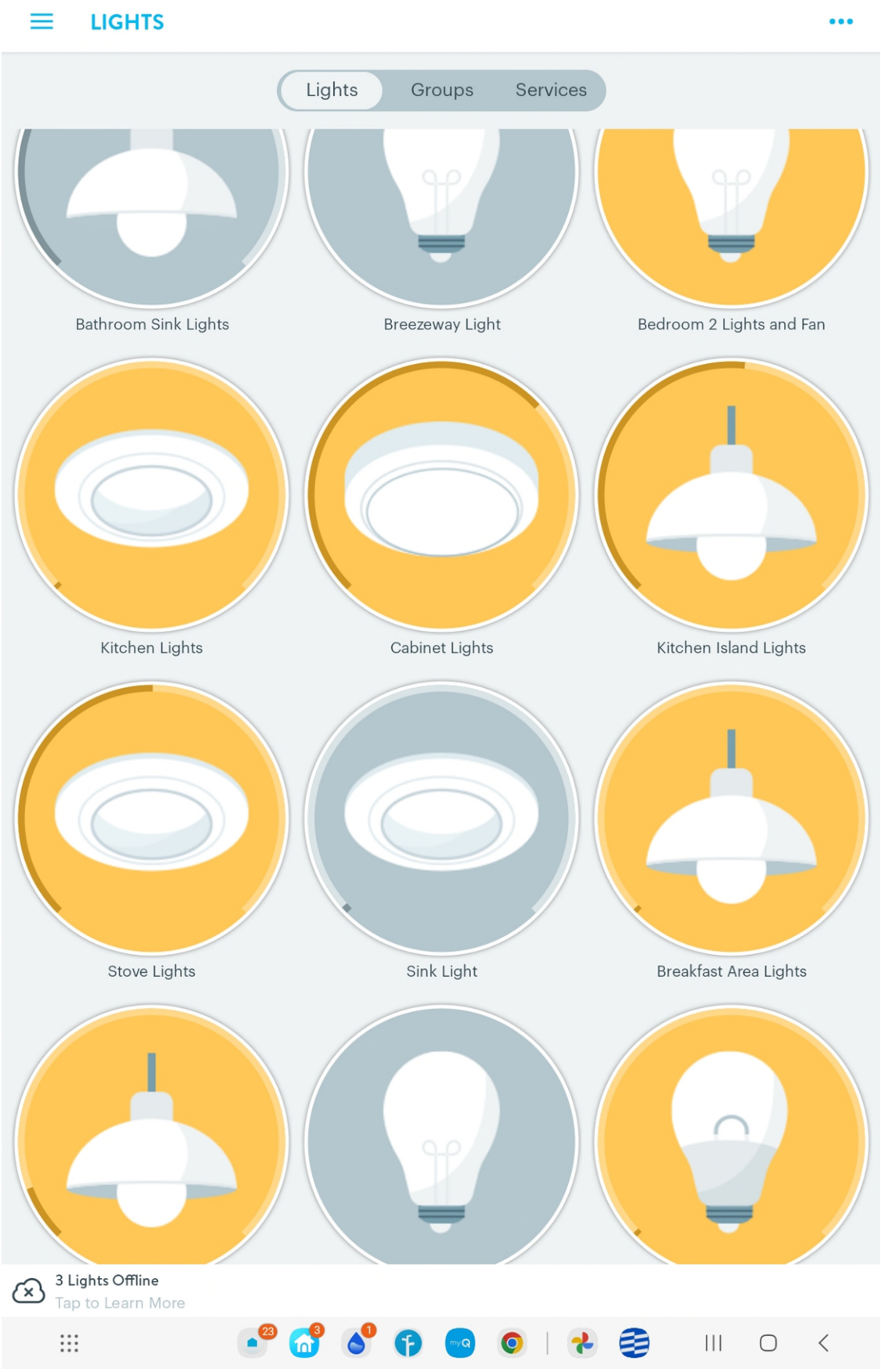
View on thermostat control

← Protect                                          ⚙️

### Kitchen

Everything is OK.

LAST CHECKED:

| | | |
|---|---|---|
| ✓ | Sensors | 11 mins ago |
| ✓ | Alarm | Never |
| ✓ | Voice | Never |
| ✓ | Battery | 11 mins ago |
| ✓ | Wi-Fi | 11 mins ago |

• •

See History        Done

○  Kitchen

○  Upstairs

CHECKUP                              HISTORY

View of smoke and carbon monoxide detector.

Products      Shortcuts      Robots      Activity

wink

Hubs                  Lights + Power

Locks                  Pivot Power Genius

A Wink Smarthub is used to control and automate lighting and fans within the home. It also controls the door locks (which can also be operated with a normal key if needed).

Lights    Groups    Services



Bathroom Sink Lights          Breezeway Light          Bedroom 2 Lights and Fan

Kitchen Lights          Cabinet Lights          Kitchen Island Lights

Stove Lights          Sink Light          Breakfast Area Lights

3 Lights Offline
Tap to Learn More

View of controllable devices. Note items offline due to wall switch being off.
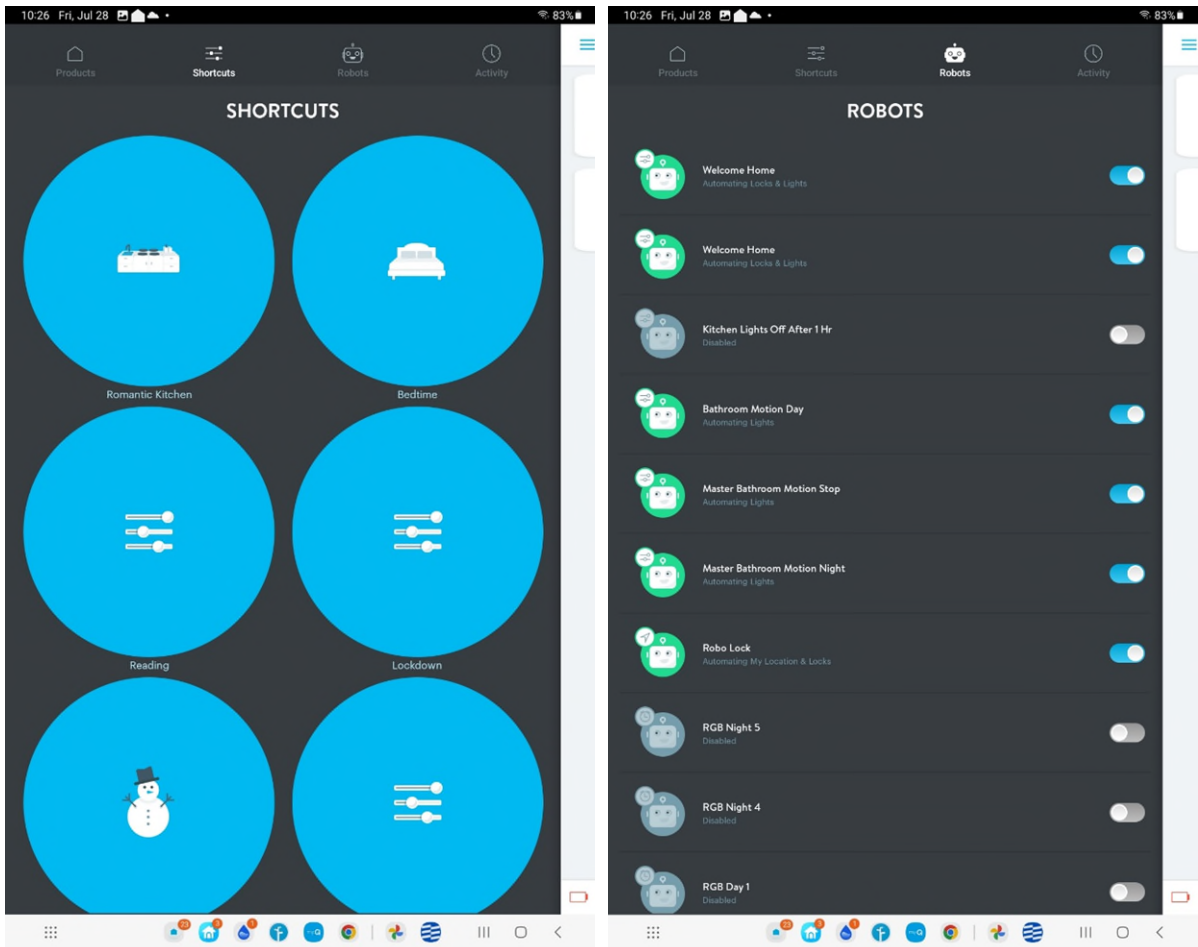
## LIGHTS

Lights    Groups    Services

### HOME SITTER
Make it look like someone's home while you're away

### MOONLIGHT
Have your lights turn on when it gets dark outside

3 Lights Offline
Tap to Learn More
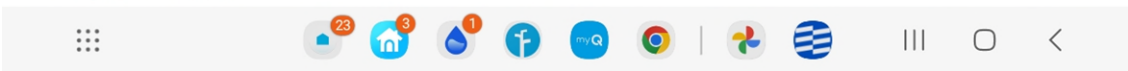
View of smart home automation services.

View of lighting or "scene" shortcuts and user configurable automation robots. For example, lights are triggered to turn on or off from motion sensors or opening of doorlocks.

This is used to monitor water leak detection sensors. One is used under the kitchen sink. More can easily be added to the system.
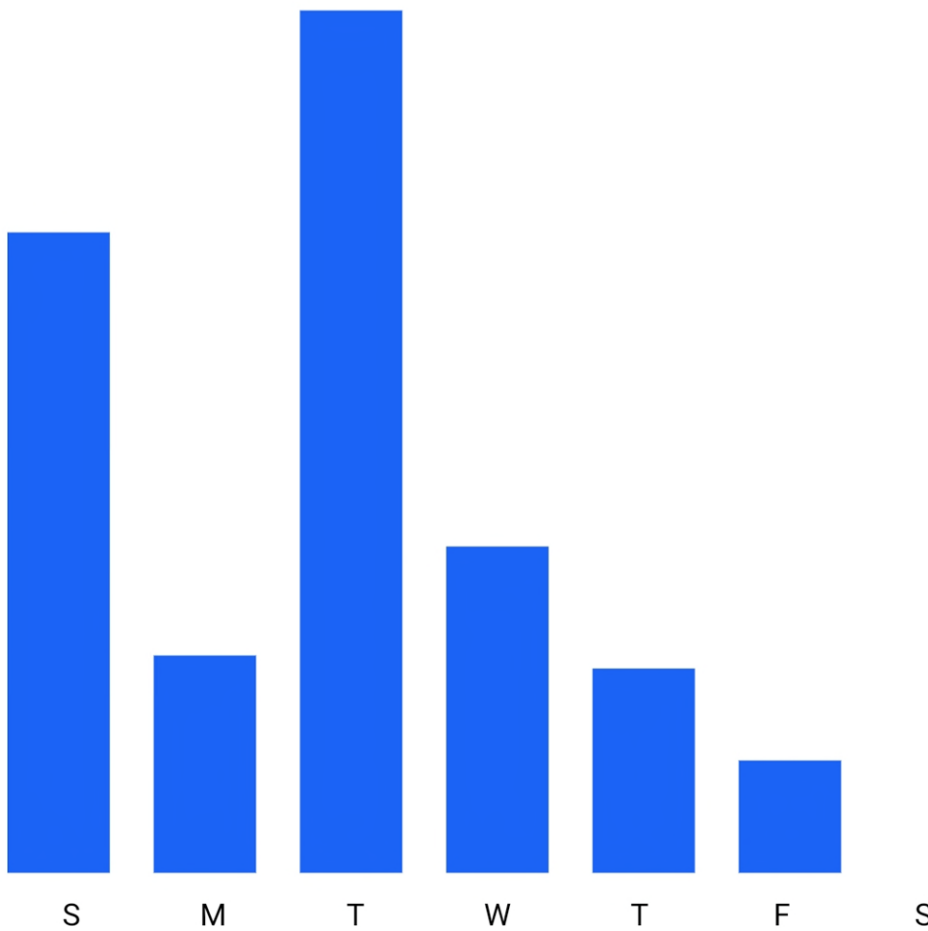
Jul 23, 2023 - Jul 29, 2023 ⌄

# 2,886

GALLONS



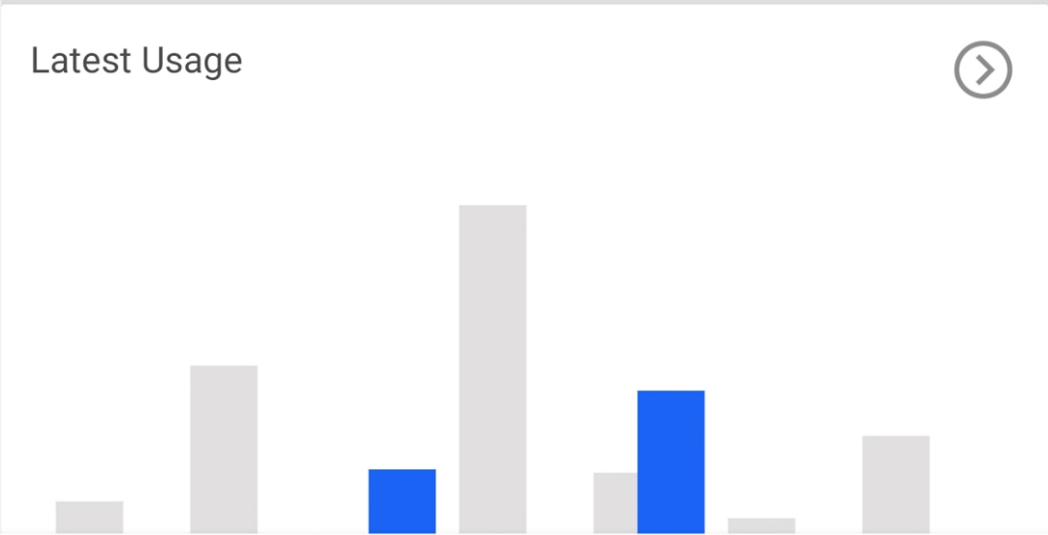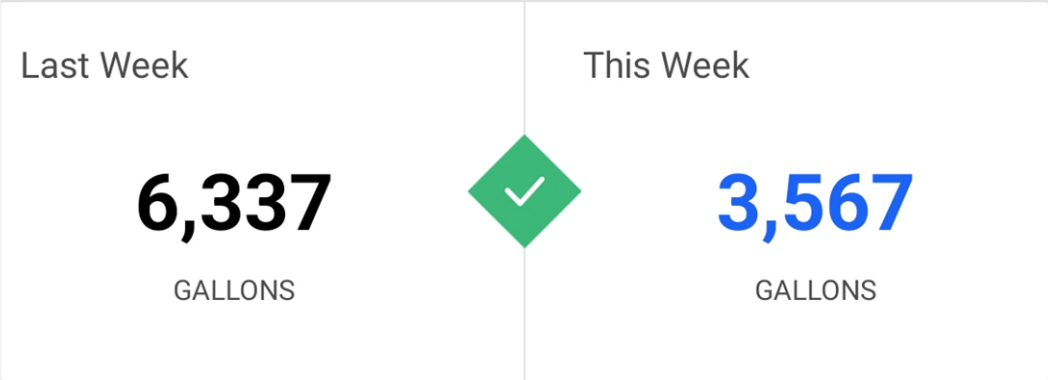| | | | | | | |
|S|M|T|W|T|F|S|

Day  **Week**  Month  Year  All

The main water meter into the house was recently updated by the MUD to a digital meter to allow the homeowner to monitor water consumption. The EyeOnWater App allows the homeowner to see real time consumption and if there are any leaks to report.

# 7407 Knoll Cliff Ct.

✓ **No leaks detected, good job!**

## Weekly Usage Insight

This week you used **2,770** fewer Gallons than last week.

| Last Week | | This Week |
|---|---|---|
| **6,337** | ✓ | **3,567** |
| GALLONS | | GALLONS |

### Latest Usage ⊙

Overview          Usage          Account

A view of historical usage.