Smart Home Upgrades

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Overview

This home includes a suite of app-controlled smart upgrades covering climate, energy, comfort, landscaping, the pool, the garage and security. Each can be run from a smartphone, and most work with Amazon Alexa or Google Assistant. Together they help the next owner save on utilities, cut routine chores and keep an eye on the property from anywhere.

Emporia Vue Smart Energy Monitor

The Emporia Vue is installed in the electrical panel and tracks the home's electricity use in real time.

- **What it does:** Measures whole-home usage, plus individual circuits, and shows it live in the Emporia app.
- **Buyer benefits:** See exactly what drives the power bill (pool pump, AC, appliances), spot equipment that is running abnormally and track solar or EV charging if added later.
- **App:** Emporia Energy (iOS and Android); works with Alexa.

Dreo Smart Ceiling Fans

Dreo smart ceiling fans can be controlled by app, voice or the included remote.

- **What they do:** Adjust fan speed, direction and the built-in light from a phone, and set schedules and timers.
- **Buyer benefits:** Quiet DC motors use less energy than standard fans, and fans can switch on before you get home for a cooler room.
- **App:** Dreo (iOS and Android); works with Alexa and Google Assistant.

Orbit B-hyve Smart Irrigation

The Orbit B-hyve controller runs the sprinkler system and adjusts watering automatically based on local weather.

- **What it does:** Sets zone schedules from a phone and skips or shortens watering when rain, freeze or wind is forecast.
- **Buyer benefits:** Lower water bills, a healthier yard without guesswork and the ability to run or pause zones from anywhere. Many local water utilities offer rebates for WaterSense-labeled smart controllers.
- **App:** Orbit B-hyve (iOS and Android); works with Alexa and Google Assistant.

DEWENWILS Smart Pool Timer

The DEWENWILS smart timer controls the pool pump (and other pool equipment) from a phone instead of a mechanical dial.

- **What it does:** Turns the pump on and off on custom schedules, with manual override from anywhere.
- **Buyer benefits:** Run the pump during off-peak electricity hours to save money, adjust run time by season and never reset a dial after a power outage.
- **App:** Smart Life / DEWENWILS app (iOS and Android); works with Alexa and Google Assistant.

Reolink PTZ Pool Camera

A Reolink pan-tilt-zoom camera covers the pool area and can be aimed and zoomed remotely from a phone.

- **What it does:** Streams live HD video, records motion events and sends person or vehicle alerts; supports night vision and two-way audio.
- **Buyer benefits:** Added peace of mind around the pool, especially for families with children or pets, and a view of the backyard while away.
- **App:** Reolink (iOS, Android and desktop); local recording, no subscription required.

myQ Smart Garage Door Opener

The garage door opener is myQ-enabled, so it can be opened, closed and monitored from a phone.

- **What it does:** Shows whether the door is open or closed, sends alerts when it moves and lets you close it remotely.

- **Buyer benefits:** No more wondering if the garage was left open, plus scheduled auto-close and secure access for guests or deliveries (Amazon Key in-garage delivery).
- **App:** myQ (iOS and Android).

ecobee Smart Thermostat and Security System

The home runs on an ecobee system that ties climate control and security together in one app.

- **Smart thermostat:** Learns the household's schedule, adjusts automatically when nobody is home and can be controlled from anywhere. Built-in occupancy sensing and energy reports help lower heating and cooling bills, and many utilities offer rebates or demand-response credits for ecobee thermostats.
- **Smart video doorbell:** HD video with a head-to-toe view of the porch, package and visitor alerts, and two-way talk to answer the door from a phone.
- **Smart cameras:** Two indoor cameras with live view, motion and person alerts, and recorded clips.
- **Door monitors (SmartSensors):** Alert when an exterior door opens and can pause heating or cooling when a door is left open.
- **Buyer benefits:** One app for comfort and security, with optional ecobee Smart Security plans for 24/7 professional monitoring.
- **App:** ecobee (iOS and Android); works with Alexa, Google Assistant and Apple Home.

At a Glance

Device	Category	Controls	App	Voice assistant
ecobee Thermostat	Climate	Heating/cooling schedules, occupancy sensing	ecobee	Alexa, Google, Apple Home
ecobee Doorbell	Security	Video, visitor alerts, two-way talk	ecobee	Alexa, Google, Apple Home
ecobee Indoor Cameras (2)	Security	Live view, motion and person alerts	ecobee	Alexa, Google, Apple Home

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ecobee Door Monitors	Security	Door open/close alerts	ecobee	Alexa, Google, Apple Home
Emporia Vue	Energy	Whole-home and circuit power monitoring	Emporia Energy	Alexa
Dreo Ceiling Fans	Comfort	Fan speed, direction, light, schedules	Dreo	Alexa, Google
Orbit B-hyve	Landscaping	Weather-based sprinkler schedules	Orbit B-hyve	Alexa, Google
DEWENWILS Pool Timer	Pool	Pump schedules and remote on/off	Smart Life	Alexa, Google
Reolink PTZ Camera	Security	Live view, pan/tilt/zoom, motion alerts	Reolink	—
myQ Garage Opener	Garage	Open/close, status alerts, auto-close	myQ	—

Transfer at Closing

All devices stay with the home. Before closing, the sellers will remove their accounts and factory-reset each device so the buyers can set it up under their own accounts.

- [ ] Remove seller accounts from each app
- [ ] Factory-reset devices and leave reset instructions
- [ ] Leave remotes, manuals and model numbers in the home