

LIGHTWORKS

DESIGN | BUILD | INTEGRATION

INSTALLED HOME TECHNOLOGY OVERVIEW

Castejon Residence

PURPOSE	Overview of the home's installed technology, entertainment, network, and access systems
ORGANIZATION	Presented by room and major equipment location
PREPARED BY	LIGHTWORKS
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PROPERTY TECHNOLOGY SUMMARY

The residence includes professionally integrated Savant control, managed UniFi networking, whole-home audio, multiple premium displays, dedicated theater equipment, smart access control, and backup power for critical technology systems.

Whole-Home Technology at a Glance

The home was designed around centralized professional systems, with simple local controls at the televisions and robust equipment racks supporting entertainment, connectivity, audio, access, and remote serviceability.

System	Installed capability
Automation	Savant professional control platform with centralized hosts/controllers, app control, handheld control, IR control, and integrated access functions.
Network & Wi-Fi	Managed UniFi network with enterprise PoE switching and distributed indoor/outdoor access points across the main residence, upper level, Casita, patio, pool, and gate areas.
Television & Theater	Samsung Frame and Neo QLED displays, Apple TV streaming, a Sony 4K laser projector, motorized theater screen, Integra surround processing, and AudioControl amplification.
Whole-Home Audio	Savant IP audio distribution serving the Living Room, Kitchen, Patio, Exercise Room, Primary Bedroom, Primary Bathroom, and Casita.
Smart Access	Yale smart locks, Savant video entry station, vehicle-gate control, garage control integration, and side-gate access.
Power Protection	WattBox remote power management and UPS battery backup at the network, utility, theater/media, and Casita equipment locations.

How the Home Operates

- **Television control:** Apple TV provides the primary streaming experience at most displays, with local power and volume control designed for straightforward daily use.
- **Integrated control:** Savant ties together entertainment, distributed audio, selected lighting/control interfaces, entry functions, and equipment-room components.
- **Remote serviceability:** WattBox IP power products allow select televisions and rack components to be safely rebooted during troubleshooting.
- **Connectivity:** Hardwired switching and room-based access points provide broad wireless coverage and network capacity throughout the property.

Core Equipment & Infrastructure

Garage Mechanical / Lower-Level Equipment Closet

- **Managed network:** UniFi Dream Machine Pro, Enterprise 24 PoE switch, WiFi 6 Pro access point, and 24-port patch panel.
- **Rack installation:** Strong 5U vertical wall rack with the Cox modem relocated into the structured equipment area.
- **Power protection:** WattBox 850VA UPS and 1U eight-outlet IP power conditioner.
- **Savant control:** Savant SmartController 12 and AVB-compliant network switching support integrated control functions.

Utility Room Rack

- **Battery backup:** Rack-mounted WattBox 1500VA UPS provides backup power for critical network/control equipment.

Media Room / Theater Rack

- **Savant platform:** Savant Pro Host 10, SmartController 12, SmartControl interface, AVB switching, and Savant system software/licensing.
- **Audio distribution:** Two Savant IP Audio Music Servers, a 16-channel balanced audio output interface, and an AudioControl Director M6800 amplifier.
- **Theater processing:** Integra DRX-3.4 9.2-channel receiver and Savant ProAV IP video transmitter.
- **Rack & power:** Strong 16U slide-out equipment rack, WattBox IP power conditioners, and a dedicated WattBox 1500VA UPS for critical control/network functions.

Main Level

Living Room

- **Display:** Samsung 85-inch The Frame QLED 4K television.
- **Streaming & control:** Apple TV with Savant IR control and remote-managed WattBox power.
- **Network & audio:** UniFi6 In-Wall access point and Savant IP audio interface supporting the Living Room music zone.

Office / Guest Bedroom

- **Display:** Samsung 65-inch The Frame QLED 4K television with wiring relocated behind the display.
- **Streaming & network:** Apple TV 4K, UniFi6 In-Wall access point, and remote-managed WattBox power.

Exercise Room

- **Entertainment:** Apple TV 4K with Savant SmartControl integration and remote-managed WattBox power.
- **Audio:** Integrated as a dedicated Savant Music zone using the room's installed speaker wiring.

Kitchen / Patio / Pool Area

- **Patio entertainment:** Apple TV 4K with remote-managed WattBox power at the Kitchen Patio television location.
- **Wireless coverage:** UniFi6 In-Wall access point plus exterior mesh coverage directed toward the backyard and pool.
- **Outdoor audio:** Kitchen and Patio speaker areas operate as Savant Music zones.
- **Pool Patio television:** Operates locally without a dedicated Savant handheld remote.

Staff Quarters

- **Wireless coverage:** Dedicated UniFi6 In-Wall access point with an integrated network switch.

Main Entry / Garage Man Door

- **Smart locks:** Yale Assure digital deadbolts at the main entry and garage man door.
- **Video entry:** Savant video door station installed on a custom black gooseneck pedestal.

Garage

- **Integrated garage control:** Security+ 2.0 wired adapter and Savant SmartControl relay interface.

Upper Level

Primary Bedroom

- **Display:** Samsung 75-inch The Frame QLED 4K television installed with a recessed Strong VersaBox enclosure.
- **Streaming & control:** Apple TV with Savant Wi-Fi IR control and remote-managed WattBox power.
- **Network & audio:** Dedicated UniFi6 In-Wall access point and a Savant Music audio zone.

Primary Bathroom

- **Audio:** Dedicated Savant Music zone using the installed bathroom speakers and wiring.

Theater

- **Projection:** Sony VPL-XW5000ES 4K HDR laser projector paired with a 145-inch Screen Innovations motorized screen.
- **Surround audio:** Integra DRX-3.4 receiver and AudioControl amplification supported by the centralized theater rack.
- **Streaming & control:** Apple TV integrated with the Savant Pro control platform.
- **Network:** Two UniFi6 In-Wall access points, managed eight-port PoE switch, and rack-mounted WattBox IP power management.

Upper Front Bedroom

- **Display:** Samsung 65-inch Neo QLED 8K television.
- **Control:** Integrated into the home's Savant television-control experience.

Upper Rear Bedroom #3

- **Display:** Samsung 65-inch Neo QLED 8K television.
- **Streaming & network:** Apple TV 4K, dedicated UniFi6 In-Wall access point, and remote-managed WattBox power.

Casita

Casita Living Room

- **Display:** Samsung 65-inch The Frame QLED 4K television.
- **Streaming & network:** Apple TV 4K, UniFi6 In-Wall access point, and remote-managed WattBox power.
- **Audio:** Dedicated Savant Music zone using the Casita speaker system.

Casita Equipment Closet / Exterior Wi-Fi

- **Local control:** Savant SmartController 12 and Savant IP Audio interface.
- **Network:** Managed UniFi eight-port PoE switch and UniFi6 Mesh indoor/outdoor access point.
- **Power:** WattBox 800 Series six-outlet IP power conditioner.

Exterior Access & Coverage

Vehicle Gate

- **Gate control:** Savant SmartControl relay interface for integrated vehicle-gate operation.
- **Connectivity:** UniFi outdoor access point supports wireless coverage at the gate area.

Side Gate

- **Smart access:** Yale Assure touchscreen deadbolt in an oil-rubbed bronze finish.

Buyer Orientation & Transfer Notes

Recommended at Transfer

- **System orientation:** Provide the buyer with an overview of Savant operation, Apple TV control, whole-home audio, gate/entry functions, and common troubleshooting steps.
- **Account handoff:** Transfer or re-establish owner accounts, subscriptions, mobile-app access, network credentials, and remote-support authorization.
- **Network information:** Document Wi-Fi names/passwords, guest-network settings, internet-provider details, and equipment-rack locations.
- **Service review:** Confirm current software/firmware, battery condition in each UPS, and operation of displays, audio zones, smart locks, gates, and remote power devices.