J.P. KING AUCTION COMPANY

The Grand Estate Technology & Controls

Smart Home visual guide to the residence's digital shower, room controls, central touchscreen, all electrical, Geothermal, back up generator, mosquito system, pool system guide, room switches, security systems and more



All photos and descriptions

Central touchscreen automation interface



Manufacturer and exact integrations are not verified from this photo.

Additional systems may be integrated depending on programming.

Lighting: Turn lights on and off, dim individual rooms, and activate preset lighting scenes inside and outside the home.

Security and alarms: Monitor or arm/disarm the home's security system.

Camera: Control security cameras

Door locks: Lock and unlock connected doors.

Climate control: Adjust thermostats and temperatures throughout the home.

Motorized shades: Potentially operate the home's automated blinds.

Music Control: Music audio system, speakers, volume for all common living areas.

Climate: Weather updates.

Pool Controls: Control pool lighting.

One wall station, several comfort settings / Lutron System

Each Room and Bathroom throughout the house has its own customized switch.



Scene behavior is customized and may vary from its label.

Automatic Blind Control: Motorized opens, closes, raises, lowers, and adjusts the blinds

Room Temperature: Controls heating and cooling. Each room has its own dedicated heating and cooling settings

Ceiling Fans: Control and adjust speeds, on and off

Suite Scenes (Lighting): Six programed features for lighting. Relax, Entertain, Bright, Path, Night, Off. All rooms have motion sensing lighting for them to turn on when you walk in the room.

Moen ioDIGITAL shower & vertical spa controls



Actual spray configurations and working condition should be confirmed on site.

Digital temperature control: Maintains consistent water temperature, reducing fluctuations when other fixtures are used.

Four personal presets: Saves favorite temperature, flow, and, on the vertical spa controller, spray selections.

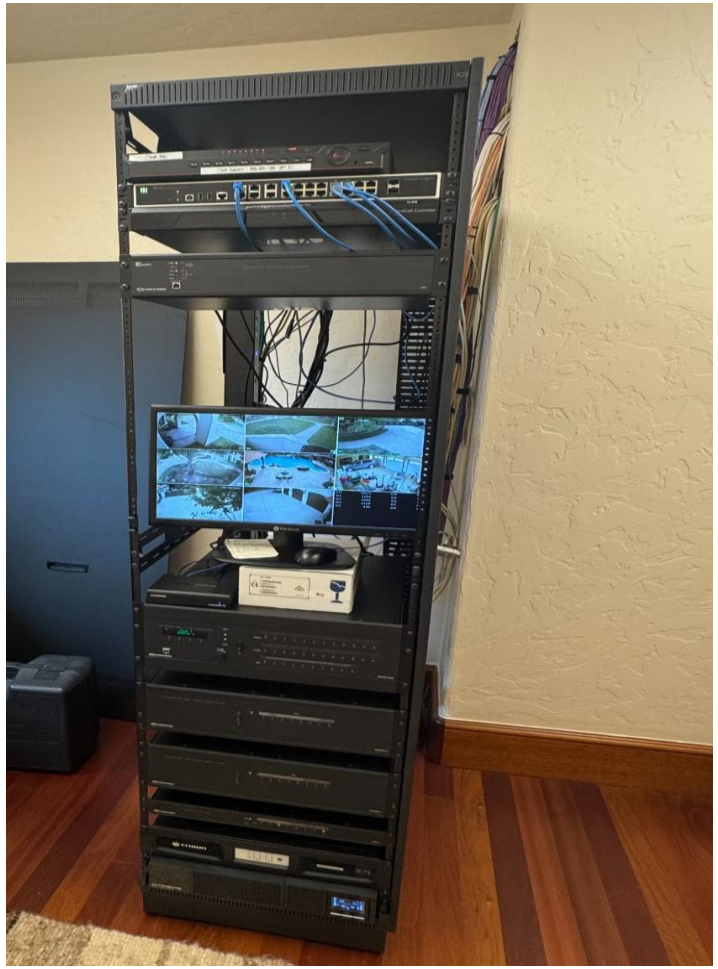
Multiple shower functions: The vertical spa system can manage different water outlets.

Pause function: Temporarily interrupts the water without losing selected settings.

Remote capability: Compatible configurations support an optional remote control.

Electronic mixing valve: The system uses an electronically controlled valve, which may be installed away from the shower.

Security camera & equipment rack



WHAT IT IS

A central technology rack with a live multi-camera monitor, network hardware and audiovisual/control components.

HOW IT WORKS

Multiple camera feeds are displayed in one location. Network and AV components may route communications, distribute media and support home-automation functions.

VALUE TO THE BUYER

A dedicated control area supports easier monitoring of the property and centralized access to technical equipment.

BUYER VERIFICATION

Test all cameras, recording/playback, storage, remote access, passwords and equipment ownership.

Electrical panels & distribution equipment



WHAT IT IS

A bank of electrical enclosures, panels and metal conduit serving parts of the residence.

HOW IT WORKS

Circuit breakers and distribution equipment route electrical power to branch circuits and help protect against overload and short circuits.

VALUE TO THE BUYER

Substantial dedicated electrical infrastructure may serve the home's many mechanical, lighting and specialty systems.

BUYER VERIFICATION

A licensed electrician should confirm panel functions, capacity, circuit schedules and condition.

Generac standby generator



WHAT IT IS

A permanently installed, exterior Generac standby electrical generator. 400amp

HOW IT WORKS

When utility service fails, a properly connected generator can produce temporary power for selected home circuits through transfer equipment.

VALUE TO THE BUYER

Backup electricity can support household continuity during outages for designated loads.

BUYER VERIFICATION

Confirm fuel type, kW rating, maintenance, test run and whether coverage is whole-home or selected circuits.

Generator transfer switch & service equipment



WHAT IT IS

Exterior electrical service cabinets including a Generac RTS-series transfer-switch enclosure.

HOW IT WORKS

The transfer switch isolates utility and generator sources and transfers selected loads between them; automatic switching depends on configuration.

VALUE TO THE BUYER

Can simplify standby-power operation and reduce manual switching in a power interruption.

BUYER VERIFICATION

Confirm transfer-switch function, associated panels, protected circuits and inspection/service history.

Mechanical area & one part of the geothermal infrastructure



WHAT IT IS

An insulated attic mechanical space with a water heater, plumbing, HVAC-related ducting and multiple electrical enclosures.

HOW IT WORKS

This area supports water heating and distributes connected utilities; a geothermal heating/cooling connection has not been verified from the image.

VALUE TO THE BUYER

Centralized equipment access and a substantial mechanical installation supporting the residence.

BUYER VERIFICATION

Identify any ground-loop heat pumps and geothermal components separately; inspect the mechanical and electrical systems.

Pool and outdoor equipment control area



WHAT IT IS

Outdoor pool equipment enclosures, connected piping, pumps and Clearstream-labeled control boxes.

HOW IT WORKS

Some equipment may serve pool/spa circulation or heating; Clearstream-branded elements may instead serve a separate wastewater treatment installation.

VALUE TO THE BUYER

Dedicated controls and infrastructure support management of extensive outdoor amenities and utilities.

BUYER VERIFICATION

Professionally identify each component and separately test pool, spa, treatment and electrical functions.

Rain Bird automated irrigation controller



WHAT IT IS

A Rain Bird ESP-LX Basic controller with a WR2 wireless weather-sensor interface.

HOW IT WORKS

Schedules irrigation by zone and may pause or modify watering in response to compatible weather-sensor inputs.

VALUE TO THE BUYER

Convenient, repeatable landscape watering with the potential to reduce unnecessary irrigation. There is also a diagram posted next to the system of location for lines and sprinkler heads.

BUYER VERIFICATION

Confirm operating zones, valve and sprinkler coverage, sensor operation and available plans.

Rheem Marathon hot-water heater – Five Total in the home



WHAT IT IS

One of Five Rheem Marathon tank-style electric water heater with plumbing connections and an adjacent expansion tank heated by the GEOTHERMAL System

HOW IT WORKS

Stores and electrically heats domestic water for baths, showers, sinks and other fixtures; the expansion tank accommodates thermal pressure changes.

VALUE TO THE BUYER

A corrosion-resistant nonmetallic tank design and insulated storage support dependable hot-water service.

BUYER VERIFICATION

Confirm model, gallon capacity, manufacturing date, operating condition and whether other heaters serve the home.

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