

ALT3

SMART HOMES

Lutron HomeWorks Lighting Control

1240 Paddock Avenue, Charlotte NC

PREPARED FOR

Jeffery Davis

PROJECT ADDRESS

1240 Paddock Avenue
Charlotte, NC 28209

PREPARED BY

Ryan Palmer
CEO, Alt3 Smart Homes

DATE

February 17, 2026

PROPOSAL #

ALT3-2026-002

| Project Overview

A complete Lutron HomeWorks QSX lighting control system for your new home at 1240 Paddock Avenue — delivering intelligent, whole-home lighting with personalized scene control, tunable white technology, and seamless integration across every room.

WHAT'S INCLUDED

- ▶ HomeWorks QSX processor & panel infrastructure
- ▶ Palladiom & Sunnata designer keypads throughout
- ▶ Ketra tunable white downlights & fixtures
- ▶ Rania D2 roller shade integration fixtures
- ▶ Adaptive dimming modules for LED compatibility
- ▶ Occupancy sensors for hands-free automation
- ▶ Lumaris tunable white tape lighting

ENGINEERING & SERVICES

- ▶ System design & engineering
- ▶ Full programming & scene configuration
- ▶ On-site commissioning & calibration
- ▶ Homeowner training & walkthrough
- ▶ Integration with smart home ecosystem
- ▶ Post-install support & adjustments

| Main Level — Equipment

Primary living spaces including kitchen, great room, dining, foyer, and entertaining areas.

ITEM	PART #	QTY	UNIT PRICE	TOTAL
HomeWorks Dimmer	HRST-PRO-N-RW	25	\$293.00	\$7,325.00
HomeWorks Switch	HRST-8ANS-RW	5	\$307.00	\$1,535.00
Ketra D2 Tunable White Fixture	Ketra D2	51	\$997.50	\$50,872.50
Rania D2 Fixture	Rania D2	12	\$728.00	\$8,736.00
Sunnata Hybrid Keypad, Engraved	Sunnata Hybrid	15	\$653.00	\$9,795.00
Sunnata 4-Button Keypad, Engraved	Sunnata 4B	3	\$531.00	\$1,593.00
Low-Voltage Panel	HQ-LV21-120	1	\$640.00	\$640.00
Dual Radio Processor	HQP7-RF2	1	\$1,705.00	\$1,705.00
CCX Processor	HQP7-RF	1	\$979.00	\$979.00
Main Level Equipment Subtotal				\$83,180.50
Engineering, Programming & Oversight (10%)				\$8,318.05
Main Level Total				\$91,498.55

| Upper Level — Equipment

Primary & secondary bedrooms, bathrooms, hallways, and bonus areas.

ITEM	PART #	QTY	UNIT PRICE	TOTAL
HomeWorks Dimmer	HRST-PRO-N-RW	30	\$293.00	\$8,790.00
HomeWorks Switch	HRST-8ANS-RW	8	\$307.00	\$2,456.00
Rania D2 Fixture	Rania D2	13	\$728.00	\$9,464.00
Sunnata Hybrid Keypad, Engraved	Sunnata Hybrid	1	\$653.00	\$653.00
Sunnata 4-Button Keypad, Engraved	Sunnata 4B	2	\$531.00	\$1,062.00
Upper Level Equipment Subtotal				\$22,425.00
Engineering, Programming & Oversight (10%)				\$2,242.50
Upper Level Total				\$24,667.50

Project Investment

\$116,166.05

| Terms & Conditions

Payment Schedule: 50% deposit upon acceptance. 40% upon equipment delivery. 10% balance upon completion and commissioning.

Proposal Validity: This proposal is valid for 30 days from the date of issue. Pricing is subject to change after this period due to manufacturer adjustments.

Timeline: Equipment lead time is typically 4–8 weeks from order. Installation and programming typically require 3–5 days on-site, coordinated with your builder's schedule.

Warranty: All Lutron HomeWorks equipment carries the manufacturer's standard warranty. Alt3 Smart Homes provides a 1-year workmanship warranty on all installation and programming.

Change Orders: Any additions or modifications after acceptance will be documented and priced separately. No additional work will begin without written approval.

Exclusions: This proposal covers lighting control equipment, engineering, and programming only. Electrical rough-in, low-voltage wiring, and trim-out labor are not included unless separately specified.

| Acceptance

By signing below, you authorize Alt3 Smart Homes to proceed with the scope described in this proposal.

CLIENT SIGNATURE

Jeffery Davis

ALT3 SMART HOMES

Ryan Palmer, CEO

DATE

DATE

ALT3 SMART HOMES

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Intelligent Living, Beautifully Designed