A sample Plan: modest renovation

A smaller invented job with real products, links and prices.

Sample: a modest renovation. For a new build, see the other sample. The house and the people are invented. Most of the products are ones I live with. Prices are what the makers' sites showed on November 25, 2026, some of them sale prices. Nobody paid for a mention and none of the links earn me anything. Don't buy from this list: it isn't for your house.

Prepared for

An invented family, mid-renovation

5,400 square feet, one story, south-facing glass. Three adults.

9 areas

24 products

79 items to buy

27 tests before you pay the last invoice

Read this page first

Your house has one expensive problem and three annoying ones. The expensive one is the south glass. Fix it first, because it decides which rooms you use. The annoying ones are light, film night and the bedroom, and they're cheaper than you expect.

1. **Keep the drapes and blinds.** Motorize what you have, except perhaps the great room, where wired shades deserve a quote. See "Two routes."
2. **Choose one lighting approach now** (next section). Mixing two by accident is how light switches stop making sense.
3. **Every room stays usable with the hub off.** Lights work, and curtains move by hand. That's a test, in the whole-house section.
4. **The guest room gets nothing.** Please resist.

Your goals, in your order

1. Stop the afternoon glare without living in the dark.
2. One obvious way to run the lights, and evenings that feel like evenings.
3. Sleep better, separately and together.
4. Film night that a guest can start.
5. Nothing that stops working when the internet does.

The decision that shapes the rest: how light works

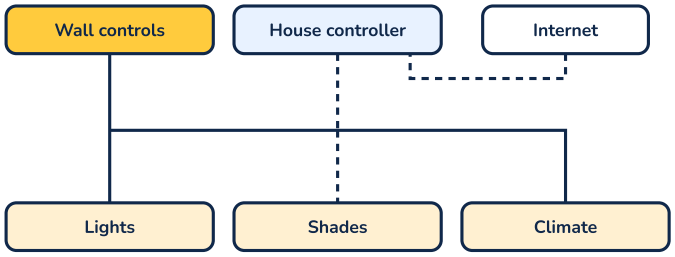
Topic	Smart bulbs and fixtures	Smart dimmers, plain fixtures
What you get	Warm-to-cool light, color when you want it	Simple, solid, the switch is the switch
Best at	Evening mood, existing cans, lamps	Big rooms, many fixtures on one circuit
The catch	Power must stay on at the wall. Someone will flip it	Color and warming need other fixtures
If the hub is off	Buttons on the bridge still work	Switches still work

Topic	Smart bulbs and fixtures	Smart dimmers, plain fixtures
Who	Electrician confirms housings and keeps circuits powered	Electrician installs; check neutrals
Look at	Hue Bridge Pro	RadioRA 3 (dealer), White Series (Thread/Matter) Smart Dimmer

My recommendation: smart fixtures, because you want light that warms through the evening and you're keeping the cans. The condition is that your electrician is happy with the housings and with how the circuits stay powered at the wall. If they aren't, take the dimmer route in the great room, kitchen and bathroom, and keep lamps smart. Here's what happens when something cuts power to smart bulbs: seventy-five successes, and the lights were still on.

How it fits together

Buttons and wall controls reach lights without the hub. The hub adds timing, modes and the weather. The internet is for streaming and for checking from away.



Solid lines work alone. Dashed lines need the hub or the internet. Shades can always be moved by hand.

What you have

Today	Decision	Why
Old keypad system	Remove	Nobody has the programming file
Drapes and wood blinds	Keep	You like them, and they can be moved
Recessed cans	Keep if compatible	Electrician to confirm type
Ceiling speakers	Keep 6 of 10	The other four play to nobody
Mesh Wi-Fi	Replace with wired points	Walls are open now. Described by function only, quoted by a low-voltage contractor

1. Great room

"By mid-afternoon we move to the kitchen, and nobody knows which switch does what."

What it should do. The curtains on the south glass close as the sun reaches each window and open again when it passes. Gray days keep their daylight. Evening light warms slowly. One button by the door does bright, evening and off.

Product	Qty	Why	Price seen	Alternative	Who
SwitchBot Curtain 3	4	Moves the drapes you already love, two per window	$99.99 Rod Type 1, one-pack; other tracks differ	Different approach: Sivoia Shades replaces the curtains; dealer system	Owner
Hue Retrofit Recessed Can Downlight 5 or 6 inch	12	Fits the cans you have and warms through the evening	$74.99	Different approach: RadioRA 3 dimmers and plain fixtures, dealer system	Electrician to confirm
Hue Smart button v3	1	One obvious control by the door	$32.99	Hue Tap dial switch	Owner
Everything Presence Pro	1	Keeps the lights on for someone reading	$90	Different approach: Aqara Spatial Multi-Sensor FP400 needs a compatible hub	Owner
WiiM Amp	1	Drives one stereo pair of the ceiling speakers you have	$299	Sonos Amp	Low-voltage
SwitchBot Hub 3	1	Connects the curtain motors to the house hub. Check coverage first	$119.99	None I'd suggest	Owner

Equipment for this room: $1,841.82

Left out

- A wall touchscreen. The button does the job.
- Color at every fixture. You asked for warm, so that's what it does.

Ask first

- Electrician: can housing type, trim fit and load, removing conventional dimmers, and how these circuits stay powered without bypassing a required switch.
- Curtain track and weight against the maker's limits.
- Low-voltage: speaker count and impedance against the amplifier.

How you'll know it works

- At the brightest hour on a clear day nobody on the sofa squints.
- Pull a curtain by hand. It's still there an hour later.
- Unplug the house hub. The button still works the lights.
- Sit and read for thirty minutes. The lights stay on.

2. Kitchen

"It's an operating theater at night."

What it should do. Bright while you cook, soft after dinner, and a low glow if someone comes in for water.

Product	Qty	Why	Price seen	Alternative	Who
Hue White and color ambiance Slim Downlight 6 inch	8	Shallow enough for the ceiling you described	$76.99	Different approach: White Series (Thread/Matter) Smart Dimmer plain dimmable fixtures on a wall dimmer, not lamps	Electrician
Hue Motion sensor	1	Catches hands-full arrivals	$48.99	Different approach: Aqara Spatial Multi-Sensor FP400 needs a compatible hub	Owner
Hue Smart button v3	1	Cooking, evening, off	$32.99	Hue Tap dial switch	Owner
WiiM Amp	1	Music in step with the great room	$299	Sonos Amp	Low-voltage

Equipment for this room: $996.90

Left out

- A screen on the refrigerator wall.
- Anything that starts an appliance.

Ask first

- Electrician: ceiling depth, junction space and permitted trims.

How you'll know it works

- Carry groceries in at night without touching a switch.
- One press gives cooking light in under a second.
- Music in both rooms sounds like one room from the doorway.

3. Main bedroom

"One of us is always cold and the other is always hot."

What it should do. The house knows a side of the bed is taken. Lights stay low for whoever gets up, shades wait for both of you, and each side has its own climate.

Product	Qty	Why	Price seen	Alternative	Who
Bed Presence for ESPHome (Mk1)	1	Dual kit, one strip per side. Check size and mounting	$69.99 Dual-sensor kit for King, Queen or Full	None I'd suggest	Owner
BedJet Dual Zone Climate Comfort Sleep System (Queen)	1	Each side to its own, with the sheets that make it work	$927 Sale price, regular $1,549	None I'd suggest	Owner, after electrician
SwitchBot Blind Tilt	4	Uses the blinds you have	$69.99	Different approach: Triathlon Shades replaces the blinds; needs its maker's system	Owner
SwitchBot Hub 3	1	Coverage for the bedroom and office blinds	$119.99	None I'd suggest	Owner
Hue White and color ambiance 60W A19 3PACK- E26 smart bulbs	2	Six lamps that warm before bed	$79.91 Pack of 3; sale price, regular $147.99	Different approach: White Series (Thread/Matter) Smart Dimmer plain dimmable fixtures on a wall dimmer, not lamps	Owner
Hue Smart button v3	2	Goodnight, from either side	$32.99	Hue Tap dial switch	Owner
Hunter Aerodyne Indoor Smart Fan with LED Light 52 inch (HunterSMART, formerly SIMPLEconnect)	1	Gentle air, and stillness in winter	$279.99 One model shown; line prices vary	None I'd suggest	Electrician

Equipment for this room: $1,902.73

Left out

- A voice speaker. You both said no.
- Sleep scores. The bed only needs to know occupied or not.

Ask first

- Doctor or maker first if either of you has a condition affected by heat or cold.
- Check sensor fit with your mattress and base.
- Electrician: two bed heaters on suitable circuits, no extension cords or shared strips; fan support box and wiring.

How you'll know it works

- One gets up at 3 a.m. The other doesn't wake.

- [x] Put a suitcase on the bed. Nothing important happens.
- [x] Turn a side's climate up by hand. It stays up until morning.

4. Main bathroom

"The lights go off in the shower."

What it should do. Bright for the morning, barely lit at night, and patient while the shower runs.

Product	Qty	Why	Price seen	Alternative	Who
Hue White and color ambiance Slim Downlight 6 inch	4	Even light at the mirror and shower ceiling	$76.99	Different approach: White Series (Thread/Matter) Smart Dimmer plain dimmable fixtures on a wall dimmer, not lamps	Electrician
Hue Motion sensor	1	Finds you quickly. A long hold covers the shower until a water-use signal is added	$48.99	Different approach: Aqara Spatial Multi-Sensor FP400 needs a compatible hub	Owner

Equipment for this room: $356.95

Left out

- A sensor aimed at the shower. Moisture and stillness fool it.
- Anything that stops the fan by itself before you've agreed the rule.

Ask first

- Electrician: damp and wet location ratings for every fixture.
- Safe light level for anyone unsteady on their feet.

How you'll know it works

- Take the longest shower anyone in the house takes. It never goes dark.
- At 3 a.m. the light doesn't wake you fully.
- Someone steps out and the room returns to normal within the agreed time.

5. Office

"It thinks I've left when I'm thinking."

What it should do. Opens as you start work, keeps glare off the screen, and knows you're still there.

Product	Qty	Why	Price seen	Alternative	Who
Everything Presence Pro	1	Notices someone sitting still	$90	Different approach: Aqara Spatial Multi-Sensor FP400 needs a compatible hub	Owner
SwitchBot Blind Tilt	2	One rule for heat, another for glare	$69.99	Different approach: Triathlon Shades replaces the blinds; needs its maker's system	Owner
Hue White and color ambiance 60W A19 3PACK- E26 smart bulbs	1	Desk and corner lamps	$79.91 Pack of 3; sale price, regular $147.99	Different approach: White Series (Thread/Matter) Smart Dimmer plain dimmable fixtures on a wall dimmer, not lamps	Owner
KEF LSX II	1	The one place you sit and listen	$1,499.99	Different approach: POWERNODE needs separate speakers	Owner
TRMNL (OG)	1	Today's calendar, on something that looks like paper	$139	TRMNL (X)	Owner

Equipment for this room: $1,948.88

Left out

- A second monitor for dashboards.

Ask first

- Where the display sits, so it can't be read from outside.

How you'll know it works

- Read for an hour without moving much. Lights stay on.
- Leave. It's off in the agreed time, and the fan in the hall didn't fool it.
- Unplug the network. The display says how old its news is.

6. Media room

"Film night takes four remotes."

What it should do. One press: lights down, curtains closed, nothing noisy starts. The curtains need the hub. Turning on the picture with the same press is an open question for your video firm.

Product	Qty	Why	Price seen	Alternative	Who
Philips Hue Play HDMI sync box 4K	1	Light that follows the picture, when you want it	$149.99	None I'd suggest	Owner
Hue Flux strip light 10ft	2	Soft light behind the screen and shelves	$79.99	None I'd suggest	Owner
Hue Retrofit Recessed Can Downlight 5 or 6 inch	6	Aisle light for the late arrival	$74.99	Different approach: RadioRA 3 dimmers and plain fixtures, dealer system	Electrician to confirm
Hue Smart button v3	1	Film, pause, finish	$32.99	Hue Tap dial switch	Owner
SwitchBot Curtain 3	2	Closes with the button, through the hub	$99.99 Rod Type 1, one-pack; other tracks differ	Different approach: Sivoia Shades replaces the curtains; dealer system	Owner
SwitchBot Hub 3	1	Coverage at this end of the house	$119.99	None I'd suggest	Owner

Equipment for this room: $1,112.87

Left out

- Motorized seats.
- Syncing lights for every show. It's off by default, and it follows plugged-in sources, not the TV's own apps.

Ask first

- Screen and sound equipment: ask your video firm about signal formats through the sync box.

How you'll know it works

- A guest sets the room with one press and starts the film with the normal remote.
- Pause. There's enough light to find the door.
- Switch off the screen. Ten minutes later the room is normal.

7. Patio

"Too dark to eat, too loud next door."

What it should do. Warm light along the wall, brighter when someone walks out, and sound that stays at the table.

Product	Qty	Why	Price seen	Alternative	Who
Hue Amarant linear outdoor light	4	Washes the wall instead of shining in eyes	$219.99	None I'd suggest	Electrician
Hue Outdoor Power Supply 95W	1	The lights don't include one; sized for four	$109.99	None I'd suggest	Electrician
Hue Outdoor sensor	1	Notices people, and lives outdoors	$54.99	None I'd suggest	Owner
WiiM Amp	1	Feeds one stereo pair at low volume. Speakers chosen with your firm	$299	Sonos Amp	Low-voltage

Equipment for this room: $1,343.94

Left out

- An outdoor television.
- Misters, until we've agreed four separate ways they stop.

Ask first

- Electrician: outdoor ratings, protection and transformer location.
- Local rules on outdoor light and noise.

How you'll know it works

- Dinner is readable and nobody's dazzled.
- Conversation at the table is easy with music on.
- From the property line the music is hard to make out.

8. Guest room

"We want them to sleep, not learn."

What it should do. Ordinary lamps, ordinary switches, no announcements, nothing that moves.

Left out

- Everything.

How you'll know it works

- [x] A friend stays the night. Nobody explains anything.

9. Whole house

"It should survive the internet, and it should survive you."

What it should do. A small hub in the house adds timing and modes. Rooms work without it. A weather station decides for the shades.

Product	Qty	Why	Price seen	Alternative	Who
Home Assistant Green	1	Runs in the house and can be backed up	$199 Suggested price	Different approach: Homey Pro check every sensor works with it	Owner
Hue Bridge Pro	1	Lights keep working if the hub is down	$149.99	Different approach: Hue Bridge smaller; little room to grow	Owner
ecobee Smart Thermostat Premium	2	One per system, adjustable at the wall	$209.99 Sale price, regular $259.99	ColorTouch	HVAC professional
Tempest Weather Station	1	Your own sun, wind and rain	$349	Wireless Vantage Pro2 with WeatherLink Console	Owner

Equipment for this room: $1,117.97

Left out

- Voice control as the only way to do anything.
- A dashboard on every wall.

Ask first

- HVAC professional: thermostat compatibility.
- Low-voltage contractor: wired network to each hub, described by function only.

How you'll know it works

- Unplug the internet for an evening. List what you missed.
- Turn off the hub. Every room still has light.
- Power the house down and up. Normal returns without help.
- Restore the hub from its backup onto a spare.

Order and budget

Live with each stage for two weeks before the next. Stages 3 to 5 can wait a year.

Stage	Rooms	Equipment, low	Equipment, high
1. Foundation	Whole house	$1,117.97	$1,400
2. Glare and shades, then light	Great room, Kitchen, Main bathroom	$3,195.67	$3,600
3. Sleep	Main bedroom	$1,902.73	$3,000
4. Work and play	Office, Media room	$3,061.75	$3,500
5. Outside	Patio	$1,343.94	$1,500

Stage	Rooms	Equipment, low	Equipment, high
Total	**Guest room: nothing**	**$10,622.06**	**$12,800**

Low is the price seen. High uses regular prices where a sale was showing, plus a tenth for spares and surprises, rounded up. Not included: electricians, low-voltage work, network, speakers and screens you have or choose separately, tax, delivery, patching. Get those quoted on this document. Several prices are holiday sales and will rise.

Two routes, so you can choose on purpose

Topic	The way I live	The quiet, built-in way
What it is	Motors on the curtains and blinds you have, smart fixtures, a small hub	Wired shades and lighting control, built in by a dealer
Equipment	Equipment only: $10,622.06 and up. Electrician and other work are extra	Usually quoted installed. Ask two firms, on this document
Looks	Good. You'll see a motor here and there	Invisible if it's drawn early
Sound	You'll hear the curtains	Close to silent
Changing it later	You can	Usually the dealer. Get the file in writing
Upkeep	Batteries and updates are yours	A service relationship
Best if	You like knowing how it works	You'd rather never think about it

What I'd do here: the built-in route for the great room glass, because those curtains are heavy and you'll look at them every day. The first route everywhere else. If you take it, don't buy the great room motors. The equipment is the smaller decision. Which rooms, which approach, and what to leave out are what you'll live with.

Who does what

Who	What	Ask for in writing
Licensed electrician	Fixtures, fan, outdoor light, keeping circuits powered	Ratings, permits, load, and what happens at each wall switch
Licensed low-voltage contractor	Network and speaker cable	Cable map and test results
HVAC professional	Thermostats	Compatibility and setup
Alarm company, certified where required	Security, outside this plan	Their own design
You	Choose, hire, direct, buy	Accounts in your name from day one

When things fail

If	Should still work	Won't	Tested how
Internet goes out	Lights, shades, thermostats at the wall	Streaming, remote access, some thermostat control, calendar display goes stale and says so	Unplug it for an evening

If	Should still work	Won't	Tested how
Hub dies	Wall and button lights, thermostats, curtains by hand	Modes, shade timing, presence	Switch it off
Lighting bridge dies	Lights at whatever the wall switch gives	Buttons and scenes	Switch it off
Power fails	Battery devices; keep flashlights here	Nearly everything else	Main breaker, by your electrician
A maker closes	Local functions should continue	Updates, app, cloud features	Alternatives are listed by room
A sensor's battery dies	The switch	That automation	Remove one battery

Looking after it

When	What
Monthly	Glance at the battery list. Walk the house once with the hub in view
Every season	Check shade timing at the worst hour. Set fans for the season
Twice a year	Restore the backup onto a spare, and trigger each presence sensor on purpose
After any work	Repeat the room's tests. Painters and updates both break things

Handover checklist

- Every account in your name, and recovery details in your password manager
- The hub's backup in your hands, restored once in front of you
- Each room's tests done, with you there
- A labeled map of what each button does
- A manual another professional could follow
- Final payment after the above

Risks I'd watch

Risk	Why	What to do
Curtains are heavier than they look	Motors have limits and fabric is thick	Weigh or measure before buying one pair, then the rest
Can housings don't fit	Old cans vary	Buy one trim, have the electrician try it
Two sleepers, one mattress	Sensors can read across	Trial one side for two weeks
Sale prices end	Seen on a holiday weekend	Recheck the day you buy
Too much at once	Nobody knows what broke	One stage at a time

What I couldn't tell

- Whether your cans accept these trims.
- Whether the wall boxes have what a dimmer needs.
- How the house sounds. I haven't stood in it.
- What labor costs where you are.

Limits

This is advice. It isn't engineering, code review, construction supervision or a security design. Check flagged jobs with licensed professionals and follow makers' instructions.