

OWNER'S MANUAL & OPERATIONAL RUNBOOK

956 N Noble Loop

RIDGEFIELD, WA 98642

3,176 SQ FT BUILT 2017 36 SOLAR PANELS 2 POWERWALLS
FIBER / POE ATMOS CINEMA

EDITION	REVISION	ISSUED
Showing Edition	Rev A	August 2026

CONTENTS

8 parts · 41 documents

Showing edition — a redacted preview. The complete owner's edition, with every serial, setting and detail, is handed to the buyer at closing.

PRINTED SAMPLE · DRAFT — CONTENT STILL BEING VERIFIED AGAINST THE HOUSE

00	Introduction What this manual is, what the house is, and how to find anything in here.	00 • INTRO IN PROGRESS
01	The House Specs, both floor plans, the 2017 build story, orientation and light.	01 • HOUSE IN PROGRESS
02	Systems Energy, HVAC, plumbing, network, security, irrigation, EV.	02 • SYS 11 PAGES
03	Rooms & Appliances Kitchen, laundry, media room, master bath, garage.	03 • ROOM 8 PAGES
04	Maintenance One merged calendar — monthly to annual, with history.	04 • MAINT IN PROGRESS
05	Runbooks Power out. Internet down. Water leak. Symptom → fix → who to call.	05 • RB 8 PAGES
06	Reference Document library, vendors, paint/materials, shopping list, FAQ, glossary.	06 • REF 3 PAGES
07	Appendix — Taking Ownership The one-time handover: utilities, accounts, credentials, keys, what conveyed.	07 • OWN 2 PAGES

Cover · Contents · Introduction · Electrical & Energy · Runbook — Power outage — abridged
pages from a manual of 42, complete at closing.

Introduction

What this manual is, what the house is, and how to find anything in it.

956 N NOBLE LOOP • SHOWING EDITION • REV A • AUG 2026

⚠ IF SOMETHING IS WRONG RIGHT NOW

Go straight to **Part 5 — Runbooks**. It is organised by symptom: power out, internet down, water leaking, a breaker tripped, no heat, the garage door won't close. Each one runs symptom → first move → fix → who to call. For a true emergency — fire, the smell of gas, a medical emergency — call **911** first, leave the house if it is gas, and come back to the manual afterwards.

📖 JUST TAKEN OWNERSHIP OF THE HOUSE?

Everything you do *once* — putting the utilities in your name, moving the smart-home accounts across, the sealed credentials sheet, re-keying, and what conveyed with the sale — is gathered in one place: **the Appendix — Taking Ownership**. Work through it once, in order, and then you should never need it again. It is deliberately kept out of the rest of the manual.

This is the owner's manual for one specific house. Not a generic homeowner's guide with this address printed on the cover — every page describes this building: where its shutoffs actually are, which model of each appliance is actually installed, how its solar and battery system actually behaves when the power goes out, and what its previous owners learned running it. It was written by the people who built the house and lived in it.

The house



FIG. 01 — The west (front) face — the garage door, the front door, and the street.

956 N Noble Loop, Ridgefield, Washington 98642. A five-bedroom, three-bathroom house of **3,176 square feet** on a **6,579 square foot corner lot** at N Noble Loop and N 9th Street, in the Canterbury Trails plat north of Vancouver in Clark County. It was **custom-built in 2017** — designed and specified lot by lot and fixture by fixture by its original owners over about seven months, with Kingston Homes LLC as general contractor, rather than bought off a builder's shelf plan.

The front of the house — the garage overhead door and the front door — **faces west**, onto the street. The covered patio, the rear lawn and the raised garden beds are on the **east** side. The garage takes up the north side of the plan, and its north wall carries the entire electrical system on the outside and the EV charger on the inside. *The manual uses compass directions throughout rather than "front" and "back", because the architect's drawings carry no north arrow and "the back of the house" is ambiguous once you are standing in it.*

What makes it unusual

- **It generates and stores its own power.** Thirty-six rooftop solar panels, two Tesla Powerwalls and a Tesla gateway that carries the whole house through a grid outage automatically — with nothing for anyone to switch. See [Part 2 — Electrical & Energy](#).
- **It is wired like an office, not a house.** Fiber to the building, a UniFi network, and structured cabling to every drop. See [Part 2 — Network](#).
- **It has a genuine steam shower** in the master bath — a sealed, tiled, gasketed enclosure with its own generator, not a shower with a steam head bolted on. See [Part 3 — Master Bath](#).
- **It has a purpose-built Dolby Atmos cinema** upstairs, with a 135-inch motorised screen and in-wall speakers. See [Part 3 — Media Room](#).
- **The kitchen is professional-grade** — a BlueStar six-burner range under a hood powerful enough to need its own automatic makeup-air system. See [Part 3 — Kitchen](#).
- **Every appliance is original.** Nine years, no failures, no service calls, and nothing replaced except the thermostat.

How this manual is organised

Seven parts and an appendix. The parts are the permanent record of the house; the appendix is the one-time handover. The tabs across the top of every page — and the tabbed dividers in the printed binder — are those eight.

PART	WHAT IT COVERS	WHEN YOU'D OPEN IT
0 • Introduction	This page.	First.
1 • The House	Specifications, both floor plans, the 2017 build story, orientation and light.	To understand the building itself.
2 • Systems	Energy and solar, EV charging, heating and cooling, plumbing and hot water, network, security, irrigation.	To understand or operate something that runs the house.
3 • Rooms & Appliances	Kitchen, bar and butler's pantry, laundry, master bath, media room, garage, fireplace, fans.	To use a specific thing in a specific room.

PART	WHAT IT COVERS	WHEN YOU'D OPEN IT
4 • Maintenance	One merged calendar, monthly through annual, plus the record of what has been done.	Seasonally, or when something is due.
5 • Runbooks	Symptom → first move → fix → who to call, for the failures that actually happen.	When something is wrong.
6 • Reference	The document library, vendor directory, paint and materials, shopping list, contacts, FAQ, glossary.	To look one fact up.
Appendix • Taking Ownership	Utilities, smart-home accounts, credentials, keys, what conveyed.	Once, when the house changes hands.

💡 WHY THE HANDOVER MATERIAL IS IN AN APPENDIX

This manual is meant to stay useful for the life of the house, not just its first week. Transferring a utility account or moving a thermostat to a new login happens *once*; where the water shutoff is matters for as long as the building stands. Mixing the two makes the permanent parts read like they have expired. So every one-time step lives in the appendix, and Parts 1–6 stay clean — an owner ten years from now should be able to read any system page start to finish without tripping over instructions meant for the day they moved in.

Three ways to find anything

- **By part** — the tabs above, or the binder's tabbed dividers. Use this when you know roughly what kind of thing you are after.
- **By symptom** — Part 5 — Runbooks. Use this when something is wrong and you do not care which system is at fault.
- **By name** — search on the website; the contents and the index in the printed binder. Use this when you know what the thing is called. If you don't, the glossary will tell you.

Every system page follows the same shape, so once you have read one you can navigate all of them: a short **at-a-glance** panel (what it is, where it is, the one thing you must know), then **everyday use**, then **maintenance**, then **troubleshooting**, then **specifications** and **documents**, and finally a clearly-marked **technical reference** section for anyone who wants the engineering. Nothing technical is above the fold; nothing technical is more than one page-turn away.

📄 ABRIDGED FOR THIS SAMPLE

Also on this page in the complete manual: The marks in the margins.

02 • ENE

Electrical & Energy

Rooftop solar, two Tesla Powerwalls and a Tesla gateway that carries the whole house through a power outage — automatically, with nothing for you to switch.

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AT A GLANCE

A **rooftop solar array** (36 panels) feeds two **Delta inverters**; two **Tesla Powerwall** batteries store what the house doesn't use; a **Tesla gateway** ties solar, batteries and the utility grid together and provides **whole-home backup**. The grid connection is **Clark Public Utilities**.

WHERE

All of the equipment except the panels themselves is on one wall: the **garage's north wall**, along the north side yard. Walk out of the garage man door and turn left and you pass the whole system in order — the main service and the meters and PV disconnects by the door, then, further along toward the rear corner and the raised beds, the two Delta inverters with the two **Powerwalls at ground level** beneath them beside a concrete pad. The array is on the roof above, visible from the corner of N 9th St & N Noble Loop.

MUST KNOW

In a power outage **you do nothing**. The gateway disconnects from the grid in a fraction of a second and the Powerwalls keep the house running — so seamlessly that the grid being down is usually news



FIG. 01 — The two Tesla Powerwalls on the garage's north wall, at the rear end of the north side yard. The grey boxes above them are the solar inverters.

from a neighbor or the app rather than from anything in the house. Everything else — production, charge level, backup reserve — lives in the **Tesla app**.

STATUS

Installed and operating. Solar energized **November 2018**; Powerwalls added **2019**. The system is **owned outright** — no lease, PPA, or solar loan — and it is part of the house. Powerwall generation, gateway model, serials and the breaker schedule are still to gather.

2 EVERYDAY USE

02 · ENE

This is the system people ask about most and touch least. It has no switches you operate, no schedule you set, and no seasonal ritual. It runs itself. What follows is what it is actually doing, so that the numbers in the app mean something to you.



FIG. 02 — The array from directly above — the full run of modules across both roof planes. The grey unit on the pad against the wall at lower left is the AC condenser, not part of the solar system.

How a day works

Think of the house as always drawing power from the cheapest available source, in this order:

- **Morning.** The sun comes up, the panels start producing, and that power goes to the house first — lights, fridge, hot water, whatever is running.
- **Midday.** Production exceeds what the house is using. The surplus charges the Powerwalls. Once they are full, the extra flows backwards through the meter to the utility and is credited to your account (see Deep dive — net metering).
- **Evening.** Production falls off. The house switches over to the Powerwalls and runs on stored sunshine instead of buying power.

- **Overnight.** When the Powerwalls reach the *backup reserve* you have set, they stop discharging and hold the rest in case of an outage. The house draws from the grid until the sun comes back.

❶ WINTER IS DIFFERENT, AND THAT IS NORMAL

In the Pacific Northwest, December production is a small fraction of July production — short days, low sun angle, heavy overcast. Expect the house to lean on the grid through the winter and to push power back out through the summer. The system is designed around the whole year, not any one month.

❷ THE MEASURED RECORD IS A PAGE OF ITS OWN

Everything above is how the system works. What it has actually *done* — 97.2 MWh generated, 37.5 MWh sold back to Clark PUD, and eight years of production charted year by year, month by month and minute by minute — is on Energy Performance, built straight from the Tesla exports.

Reading the Tesla app

Everything is in the free **Tesla** app (iOS/Android), under the energy site for this address. Two screens matter:

- **Power flow.** A live diagram with four nodes — sun, house, battery, grid — and animated lines showing which way energy is moving right now. If the line from grid to house is dark and the line from battery to house is lit, you are running on stored solar. That is the whole story in one glance.
- **Energy graphs.** Day, week, month and year totals for what you produced, what you used, what you stored and what you sent to the utility. This is what you check once a month, not once an hour.

Backup reserve — the one setting you may actually change

Backup reserve is the percentage of battery you refuse to spend on normal evenings, held aside for outages. Set it low and you get maximum everyday savings but less cushion; set it high and you always have a deep reserve but you buy more power from the grid at night.

02 Go to the Powerwall / backup settings.

03 Drag the **Backup reserve** slider to the percentage you want to keep in hand.

💡 A SANE STARTING POINT

If outages here are rare and short, a low-to-moderate reserve captures more savings. If you work from home, keep medical equipment running, or it is storm season, raise it. It is a slider — you can change your mind any afternoon, and changing it never risks anything.

Tesla's published default backup reserve is **20%**. Note that during a long outage the Powerwalls will discharge *below* the reserve if they have to — the reserve governs everyday cycling, not survival — and the system prioritizes getting back above it once power returns.

Storm Watch

Storm Watch is an automatic feature: Tesla monitors weather-service severe-weather alerts for this area, and when one is issued the system charges the Powerwalls to maximum capacity — from solar and, if needed, from the grid — so the house goes into the storm with as much stored energy as possible. It reverts to normal behaviour when the event ends. You do not have to do anything.

💡 STORM WATCH NEEDS GRID CHARGING ENABLED

Storm Watch can only top the batteries up from the grid if **Grid Charging** is turned on in the app. If you want the storm behaviour, leave both on. It is a two-tap check, worth making before winter.

What an outage actually feels like

01 Usually: nothing. No flicker, no blinking clocks, no devices resetting.

02 The house keeps running. The Tesla app shows the grid line greyed out and the house running from the battery (and from solar, if it is daytime).

03 When utility power returns, the gateway reconnects on its own and the Powerwalls begin recharging. Again, nothing for you to do.

ⓘ THE ACTUAL RECORD, OVER YEARS OF OUTAGES

Since the Powerwalls went in, the switchover has been undetectable in essentially every grid outage — one perceptible flicker, early on, and otherwise the outage was news from the app or from a neighbor. Two details make that possible: the transfer is faster than anything in the house can react to, and the backup covers the **whole house** — there is no separate “backed-up circuits” sub-panel, which is how most Powerwall installs are wired. Every outlet, every appliance, rides through. The app’s **Backup History** log is the event-by-event record — see [Energy Performance](#).

⚠ WHAT TO BE SENSIBLE ABOUT DURING A LONG OUTAGE

The Powerwalls have a finite amount of stored energy and a finite instantaneous power output. During an extended outage, avoid stacking the biggest loads at once — car charging, electric heat, the steam shower and an electric dryer all together. Check the app: if the battery percentage is falling fast, something large is running.

6 SPECS & IDENTITY

02 · ENE

BATTERIES & GATEWAY

BATTERIES

Two Tesla Powerwall units, floor-standing, outdoors, side by side at ground level against the **garage’s north wall**, with the two Delta inverters and the disconnects mounted on the wall above them

WHERE TO FIND THEM	In the north side yard, toward the rear (east) end, next to a concrete pad and a run of concrete walkway, with the raised garden beds immediately beyond them and the house's north-east corner a few paces further on. Coming from the back lawn they are the first thing on the wall as you round that corner; coming from the front, walk through the side gate past the meters. THEIR EXACT STATION ALONG THE WALL IS ESTIMATED FROM THE AERIAL, NOT MEASURED
POWERWALL GENERATION	TO CONFIRM AT WALKTHROUGH – the generation determines usable capacity and power rating, so this page deliberately quotes no kWh figure until it is read off the unit
GATEWAY	A Tesla gateway ties solar, batteries and grid together and performs the backup switching
GATEWAY MODEL	TO CONFIRM AT WALKTHROUGH – open the app's system information or photograph the enclosure label
BACKUP SCOPE	Whole-home backup
SERIAL NUMBERS (POWERWALLS, GATEWAY)	OWNER'S EDITION
WHICH LOADS ARE ON BACKUP	To confirm – whole-home is the design intent; verify specifically whether the EV charger and the largest 240 V loads are backed up or excluded

Exterior circuits and outlets

Four exterior provisions that are otherwise found by accident, or not at all. They are all on the east and front elevations, and none of them is obvious.

There is one more exterior provision, low-voltage rather than mains. A **pair of ethernet cables** hangs down at the corner on the **east wall of the main house body** (ignoring the living-room bump-out), directly above the hot-tub box — a camera drop, cabled and left ready. No camera is fitted to it. See [Network](#) and [Security & access](#).

💡 WORKING OUT WHICH SWITCH IS WHICH

Both patio switches sit side by side just inside the sliding door and neither is labelled, so the reliable way to tell them apart is to plug a lamp into the north-west patio outlet and flip them. Do the same with the switch in the first-floor coat closet for the front eaves outlet. Five minutes in daylight in August saves a ladder in the dark in December.

Main panel breaker schedule

The main panel is the one place in this manual where a page of detail genuinely earns its keep — which breaker controls what, so that you are not flipping switches at 10 p.m. guessing. It is the last significant gap on this page.

🔒 OWNER'S EDITION

Full details in the owner's edition — serial numbers, configuration and identity details continue in the complete manual, handed to the buyer at closing.

📖 WHY THIS TABLE IS IN THE OWNER'S EDITION ONLY

A breaker-by-breaker schedule tells a stranger exactly how to take parts of this house offline. It belongs in the owner's edition, in full, and nowhere else. Serials and configuration values are hidden for the same reason; passwords appear in no edition at all.

📄 ABRIDGED FOR THIS SAMPLE

Also on this page in the complete manual: App · Maintenance · Troubleshooting · Documents & links · Technical reference · Solar array · Inverters · Service, metering & utility · Outside the house.

Runbook — Power outage

The grid goes down and this house mostly does not notice. Here is what happened, what you will see, and what you should actually do.

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If the neighborhood is dark and your lights are on, nothing is broken — that is the two Tesla Powerwalls doing the exact job they were installed to do. The house switched to battery in a fraction of a second. You have time to think, and the correct first move is not to panic-flip anything.

ⓘ THE TRACK RECORD YOU ARE INHERITING

This is not a theoretical feature. Across years of grid outages at this address the switchover has been undetectable in essentially every one — no flicker, no resetting clocks; a single perceptible blink, once, early on. And unlike most Powerwall installs, the backup here covers the **whole house** — there is no “essential circuits only” sub-panel. The most likely way you will learn the grid is down is a Tesla app notification, or a neighbor. The app’s Backup History log keeps the running record.

⚠ THE ONE THING THAT IS AN EMERGENCY

A **downed or arcing power line**, a burning smell from any electrical equipment, or sparking at the meter. Stay away from the line — assume it is live — call **911**, then **Clark Public Utilities at 360-992-8000**. Nothing else on this page matters until that is handled.

First, check — in this order

- 01 **Are your lights actually on?** If yes, skip to “Living on battery” below. If the whole house is dark, the backup did not carry — jump to the dark-house table.

- 02 **Open the Tesla app.** It is the instrument panel for this house. It will show that the grid is down, that the house is running from Powerwall, and how much charge is left. Tesla's app also alerts you once the grid has been unavailable for about five minutes, so you may already have a notification waiting.
- 03 **Look outside.** Are the neighbors dark? If they are, this is a utility outage and your job is mostly to wait comfortably. If they are lit and you are not, the problem is on this property — see the dark-house table.
- 04 **Report the outage to Clark Public Utilities: 360-992-8000.** This is the step people with batteries forget. Your house being lit does not tell the utility anything. If nobody on the street reports it, restoration takes longer.
- 05 **If it looks like an ordinary blip, do nothing special** — a normal, short outage needs no intervention at all. But the moment it looks extended or indefinite, get conservative *early* rather than waiting: stop charging the car first (by far the biggest single load in this house — see "What to actually turn off" below), turn off anything non-essential, minimize how often you open the fridge and freezer, and skip heavy AC use. Tesla is explicit that starting energy-intensive loads during an outage can overload Powerwall and make it stop supplying the house. What this house actually does in a real outage: conservatively, plan on the two Powerwalls alone carrying the house for **1–2 days** with no sun at all; with decent sun, the solar array can power the whole house directly and keep doing so effectively indefinitely through summer — the Powerwalls mostly just buffer surges (a load momentarily bigger than what the array is putting out dips the battery for a few minutes, then it recharges) and carry the house through the nights. Two real limits on that: car charging is off the table for the duration of any outage, and winter sun changes the math considerably.
- 06 **Then go back to normal life.** Lights, fridge, freezer, internet, WiFi, the furnace fan, the gas tankless water heater — all of it is designed to keep running.

Living on battery — what to expect

Two things about this system are worth understanding once, because they change how an outage feels here compared with a normal house:

- **The solar keeps working.** A plain grid-tied solar array shuts itself off in an outage. Because this array is paired with Powerwall, it does not: Tesla's documented behavior is that in an outage a Powerwall paired with solar recharges from the array during the day. In practice, a sunny multi-day outage can be close to indefinite; a dark December storm is not.

- **The batteries protect themselves.** Per Tesla, when a Powerwall drops below about 10% remaining it enters standby and stops powering the house, and you get a push notification if the system still has internet. If that happens, it is not a failure — it is the reserve doing its job so the batteries survive.
- **It will try to come back on its own.** In standby with solar attached, Powerwall automatically attempts to recharge from solar every hour between 8 AM and 4 PM local time. So a dark evening can turn into a working morning without you doing anything.
- **Backup Reserve is the dial that matters.** It is the percentage the system holds back for outages. Tesla flags anything below 20% as a “Low Backup Reserve”. In the wet, windy months here, keeping it higher is cheap insurance.
- **Storm Watch is worth having on.** Tesla’s Storm Watch charges the Powerwalls to maximum ahead of severe weather events likely to knock out lines, then reverts. It needs Grid Charging enabled and your phone paired to the system.

💡 WHAT TO ACTUALLY TURN OFF

In rough priority: the **Tesla Wall Connector** (a car charging at full tilt is by far the biggest load in this house), then any electric heat — dryer, oven, steam shower, space heaters. The gas range and the gas tankless water heater barely touch the batteries; the tankless needs only a little 120 V power to run its controls and fan.

💡 THE GAS FIREPLACE STILL WORKS, TOO

The living room's gas fireplace uses Heatilator's IntelliFire ignition, which includes a factory battery backup — two D-cell batteries, kept in a tray in the control cavity, not installed by default — specifically so it can be lit with no household power. It won't come on by itself: load the batteries and use the same wall switch as always. It's a genuinely nice thing to have working on a dark, cold, no-power evening, independent of what the Powerwalls are doing. See the [fireplace page](#) for exactly where the battery tray is.

If the house is dark — the backup did not carry

This is the less common case and it has a small number of causes. Work down the table.

WHAT YOU SEE	MOST LIKELY CAUSE	WHAT TO DO
Whole house dark, neighbors dark, Tesla app says Powerwall is in standby / very low	The outage outran the batteries.	Nothing is broken. Turn off big loads so the house does not immediately drain the batteries again, and wait for sun or for the grid. The system will retry from solar hourly between 8 AM and 4 PM.
Whole house dark, neighbors lit	Your service, your main breaker, or your gateway — not the utility.	Check the main breaker at the panel inside the garage on the north wall (see the three-shutoff quick-reference). If the main is on and the house is still dead, call Clark Public Utilities at 360-992-8000 — a lost service drop or a failed meter is theirs to fix.
Some circuits live, others dead, during an outage	Not every circuit may be on the backed-up side of the gateway.	Note which ones. WHICH LOADS ARE BACKED UP IS TO BE CONFIRMED AT THE WALKTHROUGH — large loads like EV charging are commonly left off backup by design. This is a configuration fact, not a fault.
Tesla app shows a fault, or the Gateway is alarming	A real equipment fault.	Do not open anything. Raise it with Tesla Energy support through the Tesla app — they can see the system remotely.
Tesla app shows nothing at all / “no connection”	The internet is down, not the power.	The app talks to the system over the house network. See the internet down runbook — and note that in an outage your fiber provider's street equipment may be down even though your house is powered.

House dark, and you smell burning or see scorching at the panel

Electrical fault.

Leave it alone. **Call 911** if there is smoke or heat; otherwise call a licensed electrician. Do not reset anything.

When the grid comes back

- The changeover back to grid is automatic and, again, you will probably not notice it. Nothing needs to be switched.
- The Powerwalls will recharge — from solar, and from the grid if grid charging is enabled.
- Check the Tesla app once. If it shows the system back on grid and charging, the incident is over.
- Reset any clocks on devices that do not keep time, and check that the fridge, freezer, and internet gear all came back. In a long outage where the batteries did reach standby, check the freezer contents before assuming they are fine.

STOP AND CALL A PRO WHEN...

- **A line is down, arcing, or a tree is on a line** — 911, then **Clark Public Utilities 360-992-8000**. Never approach a downed conductor, and never assume it is dead.
- **The neighborhood is lit and you are dark**, and your main breaker is on — that is a service problem: **Clark Public Utilities 360-992-8000** (24-hour customer service: 360-992-3000).
- **Anything electrical smells hot, is discoloured, or buzzes** — a licensed electrician. Do not keep resetting breakers into a fault.
- **The Tesla Gateway or a Powerwall shows a fault, or the batteries do not carry the house** — **Tesla Energy support via the Tesla app**. This equipment is theirs to diagnose; it is high-voltage DC and there is nothing a homeowner should open.
- **You smell gas at any point** — leave the house, then **NW Natural 800-882-3377** or 911.

A NOTE ON WHY THIS HOUSE IS UNUSUAL

Most outage advice assumes you are cold and in the dark hunting for candles. Here the failure mode is the opposite: the risk is that you *do not notice* the outage, burn the batteries down on a car charge and a load of laundry, and are then genuinely without power at hour six. Reduce loads early and the batteries last far longer.

ABRIDGED FOR THIS SAMPLE

Also on this page in the complete manual: Related pages.

END OF SAMPLE

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00 • COVER	Cover
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00 • TOC	Contents
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00 • INTRO	Introduction
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02 • ENE	Electrical & Energy
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05 • RB-POWER	Runbook — Power outage
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