

## Property Improvements and/or Special Features

### 1402 Alley Corner Road, Clayton, DE 19938

New Roof installed in January 2024 on House, Pool house, and Detached garage.  
Roof has gutter guards.

All exterior down spouts professional cleaned by Pipe Pros in 2023

Generac whole house generator, including battery heater, installed Oct 2022 – 10 year warranty

Whole house Surge Protector installed in Oct/Nov 2022

Whole house attic fan.

One new heater installed January 2023

Whole house humidifier.

White privacy fence installed April 2024

All interior light fixtures were replaced in 2022 or 2023.

New Ceiling fans in all Bedrooms & Family Room (2). Work was done by Abe Electric

Replaced most of the electrical outlets 2022 done by Abe Electric

Smart thermostats (2) installed in 2023 by Barkley's

Water proof Laminate installed in 2022 (2023 MBR) in all room except Kitchen,  
2 BR which are carpet (8 lbs pad and good quality carpet)

All windows have custom new blinds/window coverings installed in 2023 & 2024.

All ceilings & window trim painted. All interior doors painted with high gloss paint. Sherwin Williams

New flooring in ALL the rooms except for the kitchen.

Garage half bath toilet installed Nov 2022. Epoxy flooring. Storage Room, Painted doors and walls

Culligan Water Softener and Filtration System (installed prior to us) are currently on a quarterly service contract. Separate drain installed for the regeneration of water from softener.

Guardian Security System on all buildings installed in 2022.

Video surveillance by Ring installed 2022 and 2023

Septic cleaned and pumped by Weaver Sanitation on 05/31/24. Inspection completed Sept. 2022.

HVAC systems scheduled to be serviced 6/13/24.

Pool: Saltwater 20x40 (3ft shallow to 8ft deep). New pool pump installed Aug 2023.

Robotic pool cleaner June 2023. Pool professionally maintained by Sparkle Pools.

New Pool heater installed prior to us (2022).

**Closets:** All closets have lights

**Mudroom** – walls, baseboard, crown molding painted. Cabinets painted, new hardware installed.

**Powder Room:** new Kohler toilet, cabinet painted with new hardware, new flooring. Walls, baseboard and crown molding painted.

**Kitchen:** walls, baseboard and crown molding painted, Pocket door between kitchen and mud room painted, new faucet installed 2023 by Pipe Pros, new hardware installed. Wine Refrigerator.

**Dining Room:** walls, crown molding and baseboard painted. Curtain rod installed

**Office/LR:** walls, crown molding and baseboard painted. Curtain rods installed

**Entry way:** walls, crown molding and baseboard painted. Closet new flooring and painted door

**Hallway:** walls, crown molding and baseboard painted

**Family Room:** Built in bookcase painted and hardware replaced. Walls painted, crown molding and baseboard painted. All the recessed light bulbs have been replaced with LED

**Florida Room:** painted and washed in 2023 (brick flooring) new ceiling fan installed 2024.

**Bed Room 1:** walls, baseboard and crown molding painted (new carpet)

**Bed Room 2:** walls, baseboard and crown molding painted (new carpet)

**Hall closet** is a cedar closet

**Hall Bath:** New toilet installed, walls painted, crown molding and baseboard painted

**Primary Bed:** walls, baseboard and crown molding painted. Recessed lights installed, new flooring

**Primary Bed Closet** new washer/dryer March 2024

**Primary Bath:** painted March 2024. Shower has a rain bath shower head and one regular shower head. It has a built-in tiled bench.

**Pool House:** Mini Split A/C and Heater installed in Nov 2022. Walls and all the wood work painted and hardware replaced. Pool house has running water and cable, Refrigerator and Sink.

**Detached Garage:** 24X30 Walls painted, storage shelves installed Oct/Nov 2023.

Has a hot water heater, 2 electric wall heater. 220 sub panel if someone would like to install a lift.

Outside shower, on front left side; hardware removed as we never used it. Refrigerator.

### **Exterior / Landscaping / Irrigation:**

Natural Lawn services the lawn

Precision irrigation open and closed the irrigation system. Several pieces replaced April 2024

Trees and scrubs have been sprayed for insects

Flag pole.

5 hose bibs on the house

2023 Terminix contract

Landscaping lights on the entire property

4 Lamp Post lights

Pathway lights

2 large working fountains

Natural Gas hook up for grill

Paver driveway (home & detached garage), sidewalks and around the pool