



Seller Property Improvements List:

1241 Kinley Lane

- Theatre room has 3 tiers for optimal viewing (also has \$15,000 custom entertainment system including a 120 inch projection screen, 4K/3D projector, surround sound, Blu-ray player, sub-woofer – all items 2.5 years old)
THESE ITEMS ARE AVAILABLE TO STAY
- Entire yard is irrigated
- Entire yard has French Drains
- Outdoor TV mount on back patio CAN stay
- TV mount above fireplace in living room will stay
- TV & mount in master bathroom CAN stay
- Thermador Refrigerator will stay
- GE Beverage Cooler #1 Island Kitchen
- GE Beverage Cooler #2 Butler Pantry
- House is prewired for surround sound
- Security/Alarm system is in place
- Schlage keypad front door entry
- High ceilings & 8 foot doors throughout
- 3 of the 4 showers are walk-in showers
- Covered back patio with fan
- Back patio has built in gas grill and outdoor sink
- Each floor of the house has its own thermostat/climate control
- Remote Control gas fireplace in living room
- 2 tank less water heaters
- One side of the garage is longer for storage space
- Entire exterior on the front of the house has LED lights under soffit.

Insulation Information 1241 Kinley 1. R-38 Blown fiberglass in attic areas 12" thick 2. R-38 unfaced fiberglass batts in dead areas 12" thick 3. R-23 Blown-in fiberglass wall system 6" thick 2x6 exterior 4. R-19 unfaced fiberglass batts in open slopes 4.5" thick 5. R-19 Unfaced fiberglass batts in decked slopes 4.5" thick 6. R-19 unfaced fiberglass batts in cold floor 4.5" thick 7. R-19 unfaced fiberglass batts in attic decking 4.5" thick 8. R-15 Blown-in fiberglass wall system in hot walls 3 5/8" thick 9. R-15 Blown-in fiberglass wall system in 2x4 exterior 3 5/8" thick 10. Applied expandable foam around exterior walls, windows and doors 11. Installed baffle vents to insure air flow