

EXHIBIT: SELLER REPAIR ITEMIZATION

3924 GRANITE WAY, WELLINGTON, NV 89444

The here within repairs are made to specific defects discovered per the Home Inspection Report of 3924 Granite Way, Wellington, NV 89444 by Clear Choice Thermal & Home Inspection, dated 4/22/2023, and per Occupant's knowledge, specifically the supply line to the evaporative cooler. Defects listed under "Repairs in Progress" will moved to "Completed Repairs" once the defect has been corrected, and the invoice will be incorporated.

REPAIRS IN PROCESS

1.4 WINDOWS—Cracked window panes noted at the kitchen sliding window, and back porch Southwest window.

- Replacement windows ordered from Sunridge Windows.

4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS—Some circuit labels are present, others are illegible/missing or confusing. I recommend correcting for safety reasons.

4.5(1) SWITCHES, RECEPTACLES, AND WIRE—Open electrical wire noted at the Bar Sink area. Recommend repair by a qualified person.

4.5(3) SWITCHES, RECEPTACLES, AND WIRE—Electrical wire exposed to weather and moisture was noted at the storage shed, and should be repaired to function as intended, or eliminated.

4.5(4) SWITCHES, RECEPTACLES, AND WIRE—Improper electrical wiring connection (open connection) noted in the crawlspace area under master bedroom/bathroom, and needs to be placed inside a covered metal box. Recommend repairs be completed by a Licensed Electrician.

4.8 SMOKE DETECTORS—Recommend installing smoke detectors in all bedrooms and in common hallways. For your protection, recommend replacement of batteries every year.

4.9 CARBON MONOXIDE DETECTORS—There is no carbon monoxide detector found in home. Carbon Monoxide can be produced by dirty and/or mis-adjusted gas appliances, and faulty venting, such as on Furnaces and Water Heaters. It is recommended that one be installed according to the manufacturer's instructions.

COMPLETED REPAIRS

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS—Sink drain is leaking in the crawlspace area under the kitchen. Recommend repair by a licensed plumbing contract to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace. **Repaired 5/13/2024. See Hoffman Companies Invoice below under INVOICES.**

10.5 COOLING AND AIR HANDLER EQUIPMENT—Per Occupant, water supply line needs to be repaired. **Repaired 5/13/2024. See Hoffman Companies Invoice below under INVOICES.**

INVOICES

• HOFFMAN COMPANIES INVOICE



Hoffman Plumbing
 NV Lic 0083290
 PO Box 1945
 Carson City, NV 89702

Phone: (775) 882-4533
 Office@hoffmanplumbing.com
 www.hoffmanplumbing.com

Bill to
Tom Vander Laan

Ship to
Tom Vander Lann-3924 Granite Way
 3924 Granite Way
 Wellington, NV 89444

Work Order #: 26958

Invoice #: i23732

Transaction Date: 5/13/2024

Terms: Due on receipt

Item	Description	Quantity	Price	Amount
Standard Labor	Standard Labor	2	\$195.00	\$390.00
	Located leak on a 1/4" soft copper line In crawlspace looks to be for refrigerator			
	Turned water off			
	Cut line and replaced a 2foot piece			
	Tested for leaks			
	No leaks			
	Repaired the shut off valve off water heater			
	Cut and removed swamp cooler line out of roof			
	Ran now supply line from swamp cooler back to water heater . Tested for leaks			
	No leaks			
2 - Billable Materials	Parts	1	\$120.00	\$120.00

Subtotal: \$510.00
 Tax: \$0.00
 Total: \$510.00
 Payments: \$0.00
 Balance Due: \$510.00