

EXHIBIT: SELLER REPAIR ITEMIZATION

1370 CHICHESTER DRIVE, GARDNERVILLE, NV 89410

The here within completed repairs are made to specific defects discovered through the Home Inspection Report of 1370 Chichester Drive, Gardnerville, NV 89410, by Clear Choice Thermal & Home Inspection, dated 7/17/2023, and through the Pest Inspection Report by Carson Valley Exterminators, dated 7/17/2023.

REPAIRS IN PROCESS

• PER HOME INSPECTION REPORT •

- **1.3**—The front entry door sags at hinges, and rubs at top jamb area when closing.
- **4.5(1)**—Faulty light switch noted at the master bathroom water closet.
- **4.5(2)**—Electrical wiring under bedroom hallway area in crawlspace was not secured to wood members properly, and was not installed in standard workmanlike practice. Electrical wiring needs to be secured to floor joists.
- **6.1(2)**—Dishwasher is loose and needs securing to underside of countertop.
- **7.6**—Privacy door needs strike latch adjustment to latch properly at the Master Bathroom.
- **10.3(2)**—Heating ducts under kitchen and master bathroom areas are full of water.

• PER PEST INSPECTION REPORT •

- See **10.3(2)** of Home Inspection Report

COMPLETED REPAIRS

• PER HOME INSPECTION REPORT •

- **1.4 (2)**—Jamb spring(s) is weak or no longer works properly at that Family room West wall, and Office southwest window. Please See **Sunridge Windows Invoice** provided below under *Invoices*.
- **7.5**—Interior window lock/latch does not function properly at the Southeast guest bedroom. Please See **Sunridge Windows Invoice** provided below under *Invoices*.

INVOICES

- Sunridge Windows Invoice RE: Items 1.4(2) & 7.5

Sunridge Windows and Screens
 P.O. Box 1071 Minden, NV 89423
 775-790-0388
 775-267-9074-fax

Invoice

Date	Invoice #
7/22/2023	4514

Bill To
Thomas Vander Laan Coldwell Banker 775-552-5509

Ship To
1370 Chichester Gardnerville, NV

Item	Description	Qty	Price	Amount
misc	26 40 Window balance	1	17.50	17.50T
misc	Amsco window latch.	1	45.00	45.00T
labor charge		1	125.00	125.00T
			Subtotal	\$187.50
			Sales Tax (7.1...	\$13.31
			Total	\$200.81
sunridgewindows@aol.com			Payments/Cre...	\$0.00
Monetary Limit \$15,000			Balance Due	\$200.81
NV Lic. 0069928				

Thank you for your business