

EXHIBIT: SELLER REPAIR ITEMIZATION

1383 QUEENS COURT, GARDNERVILLE, NV 89410

The here within repairs are made to specific defects discovered per the Home Inspection Report of 1383 Queens Court, Gardnerville, NV 89410 by Clear Choice Thermal & Home Inspection, dated 6/6/2024. Defects listed under “Repairs in Progress” will be moved to “Completed Repairs” once the defect has been corrected, and the invoice will be incorporated.

REPAIRS IN PROCESS

1.4(1&2)—WINDOWS : Seller has ordered replacement windows for 1.4(1) Dining Room Window & 1.4(2) Guest bathroom Stationary Window. Vendor is Sunridge Windows

COMPLETED REPAIRS

2.3(2)—SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS : Hoffman Plumbing repaired this defect. Please see Hoffman Plumbing Invoice below.

5.3—PLUMBING DRAIN, WASTE AND VENT SYSTEMS : Hoffman Plumbing repaired this defect. Please see Hoffman Plumbing Invoice below.

6.1(2)—DISHWASHER : Hoffman Plumbing repaired this defect. Please see Hoffman Plumbing Invoice below.

9.0(2)—HEATING EQUIPMENT : Hoffman Plumbing repaired this defect. Please see Hoffman Plumbing Invoice below.

INVOICES

Hoffman Plumbing Invoice (Beginning Next Page)

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Bill to
Tom Vander Laan

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

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

Ship to
Tom Vander Lan-1383 Queens Court
 1383 Queens Court
 Gardnerville, NV 89410

Work Order #: 28493

Transaction Date: 6/21/2024

Terms: Due on receipt

Invoice #: i24969

Item	Description	Quantity	Price	Amount
Standard Labor	removed old sealant off flashing resealed flashing	1	\$195.00	\$195.00
	located leaking pipe previous fix was due to pipe cracking and broke off 3" wye and whoever fixed it last time slipped a tubular pipe through and slipped old 1 1/2 pipe over it and put tons of sealant around.seam			
	cut and removed reamed broken pipe out.of 3" wye reglued pipe Added a wye with clean out			
	no leaks			
Standard Labor w/ Assistant	Helper helped fix Condensation line and strap it also secured dishwasher	1	\$340.00	\$340.00
2 - Billable Materials	helped get tools in and out of crawl space parts	1	\$100.00	\$100.00

Subtotal: \$635.00

Tax: \$0.00

Total: \$635.00

Payments: \$0.00

Balance Due: \$635.00



Attachments

1.

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

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Hoffman Plumbing NV Lic 0083290
PO Box 1945
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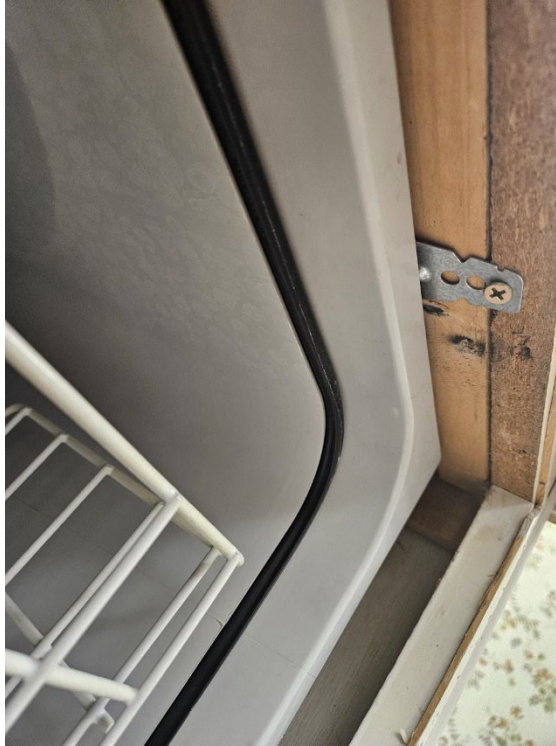
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