

EXHIBIT: SELLER REPAIR ITEMIZATION

The here within listed repairs and/or scheduled repairs are made to specific defects discovered through the Home Inspection Report of 3115 Imperial Way, Carson City, NV 89706, by Clear Choice Thermal & Home Inspection, dated 6/1/2023. Invoices will be uploaded and status changed as repairs are made.

SCHEDULED FOR REPAIR

3.2 (Partial)—Seller has repaired plumbing defects (see below “Completed” items **5.2(1)**, **5.2(2)**, **5.2(3)**, **5.4(1)**, **5.4(2)**) contributing to pooled moisture and the invoices under Documentation. Seller is removing pooled moisture. HOA is repairing plumbing defects (see “Scheduled For Repair” item **5.1(1)**).

5.1(1)—HOA is currently engaged in repairing this defect. Please reference **Jet Plumbing Work Order** below under Documentation.

COMPLETED

4.5(2,3)—Missing and broken outlet and switch cover plates have been remedied. All outlets, switches, and cover plates were replaced from black to white by handyman. Please reference **Cliff’s Edge Handyman Invoice** below under Documentation.

5.2(1)—Seller is repairing shower/tub drain leaking in crawlspace area under Guest Bathroom. Please reference **Hoffman Plumbing Invoice** under Documentation.

5.2(2)—Seller is repairing shower/tub drain leaking in crawlspace area under Master Bathroom. Please reference **Hoffman Plumbing Invoice** under Documentation.

5.2(3)—Seller is repairing clean-out threaded plug leaking in crawlspace area under Master Bathroom. Please reference **Hoffman Plumbing Invoice** under Documentation.

5.4(1)—Seller is repairing loose toilet at floor in Master Bathroom. Please reference **Hoffman Plumbing Invoice** under Documentation.

5.4(2)—Seller is repairing loose toilet at floor in Guest Bathroom. Please reference **Hoffman Plumbing Invoice** under Documentation.

7.2—Drywall repair of hole at Northeast Guest Bedroom. Please reference listing media or in person.

7.4(2)—Lower corner base cabinet door installed. Please reference listing media.

7.6—Damage to Master Bathroom door repaired. Please reference listing media or in person.

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- **5.1(1) Jet Plumbing Work Order**

[illegible]

• 4.5(2) Cliff's Edge Handyman Invoice

INVOICE

Cliff's Edge Handyman

1560 Deseret, minden, NV 89423, UNITED

STATES

cliffsedgefixit@gmail.com

Invoice No#: 0136

Invoice Date: Jun 5, 2023

Due Date: Jun 5, 2023

\$470.00

AMOUNT DUE

BILL TO

Tom Vanderlaan

thomas@buysellnevadahomes.com

SHIP TO

Tom Vanderlaan

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Materials Duplex outlets, light toggle switches, GFCI outlets, cover plates.	1	\$245.00	\$245.00
2	Labor 3hrs @ \$75hr	3	\$75.00	\$225.00
Subtotal				\$470.00
TOTAL				\$470.00 USD

NOTES TO CUSTOMER

All materials installed at adress located at, 3115 Imperial Way, Carson City NV

• 5.2(1), 5.2(2), 5.2(3), 5.4(1), 5.4(2) Hoffman's Plumbing 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

3115 Imperial Way
Carson City, NV 89706

Ship to

3115 Imperial Way
Carson City, NV 89706

Work Order #: 16562

Transaction Date: 6/13/2023

Terms: Due on receipt

Invoice #: i15638

Item	Description	Quantity	Price	Amount
Labor Toilet Installation	<p>Labor for Installation of toilet, includes jumbo wax ring and stainless steel supply lines if needed.</p> <p>Toilet on far end of house was really loose</p> <p>So I pulled the toilet examined the flange to make sure it was still good</p> <p>Installed new bolts and a jumbo wax ring with new supply line</p> <p>Tightened down and added caulking around base of toilet</p> <p>No leaks</p>	1	\$200.00	\$200.00
Labor Toilet Installation	<p>Labor for Installation of toilet, includes jumbo wax ring and stainless steel supply lines if needed.</p> <p>Toilet in front was really loose as well</p> <p>Pulled toilet and examined the flange to make sure still in good condition</p> <p>Added new bolts and jumbo wax ring with new toilet supply</p> <p>Tightened down and added caulking around base of toilet</p> <p>Tested for leaks</p>	1	\$200.00	\$200.00



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

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

Item	Description	Quantity	Price	Amount
Justin Labor	<p>Ran both bathtubs</p> <p>I didn't see any on far side bath just some old residue most likely from an older leak that's been repaired</p> <p>But didn't see any drips</p> <p>I tightened up the nut and the clean out caps</p> <p>On master bathroom I did see a leak coming from the nut and the clean out cap beneath it</p> <p>I took apart and cleaned it up and added pipe sealant onto it and tested</p> <p>I also went around tightening the clean out cap there to as well</p> <p>Didn't see any other leaks</p> <p>The other bathtub did not have a visible leak</p> <p>All payments Due upon Completion</p>	1	\$195.00	\$195.00

Subtotal: \$595.00

Tax: \$0.00

Total: \$595.00

Payments: \$0.00

Balance Due: \$595.00