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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DOCUMENTATION

• 5.1(1) Jet Plumbing Work Order

Work Needed:	JOBIS			TOE	N				PO#		Freight			5															QTY	
eeded:	JOB IS 100% Complete		-	_	NAME				VENDOR	SI	t - Warranty																		PART#	
	(circle one) Y	5			HOURS	LABOR			PART I	SPECIAL ORDER MATERIAL	Freight - Warranty Parts - \$20/ea / Other Freight																		PART DESCRIPTION	STOCK MATERIAL
	7				PRICE)R			PART DESCRIPTION	MATERIA	Other Freigh													-						TERIAL
		H								L	īt																		PRICE	
					TOTAL				PRICE																				EXTENSION	
SIGNATURE X 1 HEREBY ACKNOWLEDGE SATISFACTORY COMPLETION OF THE DESCRIBED WORK.		CHECK #EXP/3 DIGBILL ZIP		within their system only long enough to verify the charge and will never store or share that information in any manner.	Please be aware that they capture an image of your card	Jet Plumbing utilizes First Data and Clover Go Credit Card Processing Services for our on-site ecommerce charges.	We want you to know To Clove! GO		Proposed Work Quote:			JOS BEEN MARIED &	FOUND BEST SPOT FOR	200 SOUND IN BUL D	THE SHOOT THE COUNTY OF	CAUSE:	LOCATION: OUTSTOE UNDERGROU	FOUND COLD WATER LEGIL	COMPLAINT WATER COMPLAINT	DESCRIPTION OF WORK	CITY NU	ABRESS TOPERTOL WAY	MOUDEMENT TRUST.	3933 (775) 331-5584 (775) 882-3900	Hymer Avenue, Sparks, NV 89431 Fax Carson City	24 Hour Service CONTACT	CLEAR Commercial • Residential • Industrial	PLUMBING · HEATING · SEWER CONTRACTORS ARRIVAL The #24544 ARRIVAL	DRAIN SERVICES DISPATCH	PLUMBING~HEATING
TOTAL	DISCOUNT	FREIGHT	SALES TAX	MATERIAL		TRUCK / PPE \$15.00	DEDICTRIE	Onote: \$				1000000	LEOK	aeo.	CAAWLSPIAC		JUD LEGG		07E .	K	OTHER	PHONE	202 NEW 200		ON THRITING THE DEDITOTIBLE	T	INITIAL	INITIAL	CAN	TORT/

• 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 SHIP TO

Tom Vanderlaan Tom Vanderlaan

thomas@buysellnevadahomes.com

#	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
		Subtot	al	\$470.00
		тот	NL	\$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	Labor for Installation of toilet, includes jumbo wax ring and stainless steel supply lines if needed.	1	\$200.00	\$200.00
	Toilet on far end of house was really loose			
	So I pulled the toilet examined the flange to make sure it was still good			
	Installed new bolts and a jumbo wax ring with new supply line			
	Tightened down and added caulking around base of toilet			
	No leaks			
Labor Toilet Installation	Labor for Installation of toilet, includes jumbo wax ring and stainless steel supply lines if needed.	1	\$200.00	\$200.00
	Toilet in front was really loose as well			
	Pulled toilet and examined the flange to make sure still in good condition			
	Added new bolts and jumbo wax ring with new toilet supply			
	Tightened down and added caulking around base of toilet			
	Tested for leaks			



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

Phone: (775) 882-4533

Office@hoffmanplumbing.com www.hoffmanplumbing.com

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

Subtotal: \$595.00

Tax: \$0.00

\$0.00

Total: \$595.00

Payments:

Balance Due: \$595.00