

## EXHIBIT: SELLER REPAIR ITEMIZATION

Please see bottom of page  
for acknowledgment fields

**1.1(2) Wall Cladding**—Seller has filled areas of brick wainscoting at right front corner of garage that have pulled away from the home's siding/wall.

**1.3 Exterior Doors**—Seller purchased a new door handle with locking mechanism, and it will be installed the business week of 3/27/2023.

**1.4 Windows**—New glass for one side of the sliding door is being installed the business week of 3/27/2023 for one side of the sliding door. The glass company inspected and determined that one side of the sliding door needed replacement. Please reference Capital Glass Inc receipt:



**Capital Glass Inc**  
2951 N Deer Run Rd  
Carson City, NV 89701  
Phone: (775) 883-6401 Fax: (775) 883-6584  
NV Lic. #10139, 19811 CA Lic. #811436 AZ Lic. #265620

**Invoice**

Invoice Number
SD16390
Invoice Date
3/16/2023

**Bill To:** [REDACTED]  
2422 Hunterwood Ct.  
Carson City, NV 89706

**Location:** [REDACTED]  
2422 Hunterwood Ct.  
Carson City, NV 89706

Job No	Customer No	Customer PO
230012	100102	

Quantity	Description	Rate/Unit	Price
1.00	Tech Rate	220.00	220.00
1.00	1 - Replacement Insulated Glass Unit	516.73	516.73

CAPITAL GLASS INC NE  
11301 S VIRGINIA ST  
RENO, NV. 89511-9304  
775-883-6401

**Phone Order**  
[REDACTED]  
Entry Method: Manual  
Amount: \$ 776.00  
Tax: \$ 0.00  
Total: \$ 776.00  
88:55:17  
[REDACTED]  
I agree to pay above total amount,  
according to card issuer agreement.  
(Merchant agreement is credit voucher)  
**Phone**  
Merchant Copy  
THANK YOU

Subtotal \$ 736.73  
Sales Tax (if applicable) \$ 39.27  
**Total Due \$ 776.00**

Thank you for your business!  
Deposit Received [REDACTED]  
Remaining Balance [REDACTED] **PAID**

**1.7 Grading, Drainage, Driveways, Patio Floor, and Walkways**—Seller installing rain gutters on back porch area and southern roof line. Vendor inspecting and providing bid the business week of 3/27/2023.

**3.2 Foundations, Basements and Crawl Spaces**—Refer to 1.7, 5.2(1), and 5.5(1).

Received and Reviewed

by: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

4.1(2) Service Equipment, Main Overcurrent Device, Main and Distribution Panels—Knock out plugs have been installed. Please reference Jolt Electric LLC receipt.

4.4(2) Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage—Double tap has been removed and repaired. Please reference Jolt Electric LLC receipt.

4.5(1) Switches, Receptacles, and Wire—Electrical switch has been repaired.

4.5(2) Switches, Receptacles, and Wire—Electrical switch has been repaired.

**Jolt Electric LLC**  
1950 East College Parkway Ste 102A  
Carson City, NV 89705  
775-315-7260  
JoltElectric3@gmail.com



## INVOICE

### BILL TO

2422 Hunterwood Court  
Carson City, Nevada 89706  
United States

INVOICE 8687  
DATE 03/10/2023  
TERMS Due on receipt  
DUE DATE 03/10/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/08/2023	Service Call/Troubleshoot Contract	\$155 per man, per hour for the 1st hour. \$95 per man, per hour each additional hour plus the price of material  *There is a Minimum \$155 charge and all time is rounded up to the next 1/2 hour. *  *A minimum of \$155 will be charged for NO-SHOW appointments*  Corrected double tapped breaker Removed spa cable in back yard Installed necessary KO seals Removed broken socket out of light fixture Installed #2 20amp single pole breakers  hours worked for job:  1 guy x 1 hour = 1 hour	155.00
	Material	Material	33.50
PAYMENT			188.50
BALANCE DUE			<b>\$0.00</b> <b>PAID</b>

4.5(1) Switches, Receptacles, and Wire—Electrical switch has been repaired.

4.5(2) Switches, Receptacles, and Wire—Electrical switch has been repaired.

4.6 Connected Devices and Fixtures—Seller installed lightbulbs and checked all mentioned switches and verified them to be working.

**5.2(1) Plumbing Water Supply and Distribution Systems, Shut-Off Valves**—Plumber repaired the leak on Monday, 3/27/2023. Awaiting invoice to upload as proof.

**5.5(1) Plumbing Fixtures**—Plumber removing garage sink and capped off supply and drain lines to the garage on Monday, 3/27/2023. Awaiting invoice to upload as proof.

**5.5(2) Plumbing Fixtures**—Plumber installed new shower diverter on Monday, 3/27/2023. Awaiting invoice to upload as proof.

**5.12 Sump Pump**—The water pumping back into the sump pump well comes from a hole that is supposed to be in the pipe to prevent freezing; this is part of the instruction when installing the sump pump. A new sump pump was recently installed, and a new dedicated electrical line installed for it. Please reference Jolt Electric LLC receipt and Master Service Plumbing, Inc. receipts.



775-315-7260 | joltelectric3@gmail.com | Lic # 0081715 Monetary limit-2,000,000

**RECIPIENT:**

2422 Hunterwood Court  
Carson City, Nevada 89706

**Quote #1789**

Sent on Jan 10, 2023

**Total** \$1,050.00

**SERVICE ADDRESS:**

2422 Hunterwood Court  
Carson City, Nevada 89706

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Estimate	Will install 20AMP 120 Volt dedicated circuit in 1/2 inch conduit from meter main panel outside to exiting single gang bell box. Will remove and replace 20AMP weather resistant receptacle in sump pump enclosure.	\$1,050.00*

Total \$1,050.00

Jan 11, 2023

Date

Client Signature

\* Non-taxable

Lic # 0081715 Monetary limit-2,000,000.

ESTIMATE TERMS AND CONDITIONS (APPLICABLE TO ESTIMATES)  
This proposal may be withdrawn by Jolt Electric LLC. if not accepted within 15 days.



325 Sunshine Ln.  
Reno, NV 89502  
(775) 851-1444 / (775) 233-4341  
office@masterserviceplumbing.com


## Invoice


DATE	12/05/2022
INVOICE#	93332
TERMS	NET 10
DUE DATE	12/15/2022

<b>BILL TO</b>
2422 Hunterwood Court Carson City NV 89706


<b>SERVICE LOCATION</b>
2422 Hunterwood Ct 2422 Hunterwood Court Carson City NV 89706

JOB#	DATE	PO/REF#	DESCRIPTION
47141	12/02/2022		<p>Master Service Plumbing's (MSP) proposal for the above-stated job location is as follows:</p> <ol style="list-style-type: none"><li>1. Remove unions &amp; remove old existing pump.</li><li>2. Furnish &amp; install new Zoeler pump.</li><li>3. Connect new pump to existing plumbing systems.</li><li>4. Test above systems for proper operation.</li></ol> <p><b>EXCLUSIONS:</b> Permits, fees, drawings, fire caulking, insulation, excavation &amp; backfill, concrete cutting &amp; patching, patching of existing structure, asbestos removal, repairs to existing plumbing, fixtures &amp; faucets, painting, core drilling, gas piping, electrical, sewer ejector, flues, furnaces, appliances, condensate piping, gypcrete, sleeper for hardwood, overtime, underground utility locating services, damage to existing underground utilities, cutting or capping utilities, additional equipment if sewer invert elevation is not adequate, roof patch for vents through roof, damage to existing utilities or surfaces, hazardous material identification test &amp; removal, structural failure due to modifications/testing/engineering design, protective covers/barriers/barricades, trenching in material and/or soil that restricts production, rocks requiring enlarging dig area, patching or grouting of spalls/anchor holes/overcuts, color matching of existing concrete, cracking due to soil conditions, access, stand-by time, weekend/after-hours work, grading within 1-inch accuracy, soil adequacy, vandalism, slab curling/spalling.</p> <p>Prices quoted herein are good for 7-days from date on this proposal. Work will commence upon agreed upon start date.</p> <p><b>RESIDENTIAL CONSTRUCTION RECOVERY FUND</b> Payment may be available from the Residential Recovery Fund, if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this state. To obtain information relating to the Residential Recovery Fund and filing a claim for recovery from the Fund, you may contact the Nevada State Contractors Board at the following locations: Northern NV: 5390 Kietzke Ln, #102, Reno 89511 (775) 688-1141 Southern NV: 2310 Corporate Cr #200, Henderson 89074 (702) 486-1100</p> <p>NV Lic#31877 (\$1,700,000 Limit) / CA Lic#1032699</p> <p><b>PAYMENT TERMS:</b> 50% DOWN 50% UPON COMPLETION All invoices are due upon receipt unless otherwise agreed upon by signed contract. Interest on past due balances accrues daily at an annual rate of 12%.</p> <p><b>Completion Notes:</b> WORK COMPLETED: - Removed old pump. - Installed plumbing for a new pump. - Replaced check valve.</p> <p><b>NOTES:</b> - Informed homeowner cannot dip line due to ground is frozen solid.</p>
<b>Job Total</b>			<b>\$845.18</b>

<b>PRE-WORK SIGNATURE</b>

11/22/2022 09:02 am

<b>POST-WORK SIGNATURE</b>

12/02/2022 12:05 pm

Signed By: 

Signed By: 

<b>CUSTOMER MESSAGE</b>
Thank you for choosing Master Service Plumbing, Inc. We know you have a choice.

<b>Invoice Total:</b>	<b>\$845.18</b>
<b>Deposits (-):</b>	<b>\$422.59</b>
<b>Payments (-):</b>	<b>\$422.59</b>
<b>Total Due:</b>	<b>\$0.00</b>



7.2(2) Walls—The drywall was not repaired, but instead a wall doorstep was installed over the hole.

7.3(2) Floors—Material has been purchased to repair the curling linoleum edges and to install a transition piece to the master bedroom in the master bathroom. Repair to be completed during business week of 3/27/2023.

9.3(1) Ventilation of Attic and Foundation Areas—Seller will have vents opened and cleaned to allow continued ventilation into the crawlspace.

9.3(2) Ventilation of Attic and Foundation Areas—Seller will reset loose foundation vent that has fallen into the crawlspace area.

9.4 Venting Systems—Seller will install screen over kitchen range vent at South exterior wall of home.

10.0(2) Heating Equipment—Heater has been serviced and cleaned. Please reference Moritz Wester Heating & Air Conditioning Invoice.

MORITZ WESTERN Heating & Air Conditioning		Remit To: 6792 Sattlehorn Road Carson City, Nevada 89701 775-887-0344 License # 15924		POSTED 3-10-2023		Job Invoice	
SOLD TO: [REDACTED]		DATE ORDERED 3-9-2023		ORDER TAKEN BY 22		CUSTOMER ORDER # 2303098	
2422 Hunterwood Ct. Carson City NV 89701		JOB LOCATION		JOB PHONE		STARTING DATE	
		TERMS					
QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK			
				Clean & Service Furnace, check Flame Rod Sensor, Check Blower Test capacitors, cleaned unit Checked ducts and found Water in Ducts Again. No source of Water found. Pulled Technicians off the Job until Water Source is			
				MISCELLANEOUS CHARGES			
				Able to be located and stopped			
				Truck charges 25-			
				TOTAL MISCELLANEOUS 25-			
				LABOR	HRS.	RATE	AMOUNT
				20			
				28			
					4 95		380-
TOTAL MATERIALS				TOTAL LABOR 380-			
WORK ORDERED 3-9-2023				TOTAL LABOR 380-			
DATE ORDERED				TOTAL MATERIALS			
DATE COMPLETED 3-10-2023				TOTAL MISCELLANEOUS 25-			
CUSTOMER APPROVAL SIGNATURE				SUBTOTAL			
AUTHORIZED SIGNATURE				TAX			
				GRAND TOTAL 405.00			


A-2817-3817 / T-3866 10-11

10.2 Automatic Safety Controls—Safety shut-off switch has been repaired.

10.3 Distribution Systems—Ducting lying on ground has been secured to joists.

## Mold Remediation Invoices

M.1—Old ducting replaced with installed new ducting. Please reference Moritz Western Heating & Air Conditioning Invoice.



**Remit To:**  
6792 Sattlehorn Road  
Carson City, Nevada 89701  
775-887-0344  
License# 05024

**POSTED**  
12-8-2022

**PAID**  
12-8-2022  
check 1243

**Job Invoice**

<p>DATE ORDERED <b>11-7-2022</b></p> <p>ORDER TAKEN BY <b>09</b></p> <p>CUSTOMER ORDER # <b>2211071R</b></p> <p>JOB LOCATION <b>2422 Hunterwood et CC</b></p> <p>JOB PHONE</p> <p>STARTING DATE</p> <p>TERMS</p>	<p>SOI [REDACTED]</p>
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QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
6'	6" R8 Flexduct			Remove old ducting
112	8" R8 Flexduct			Install New Ducting
25	10" R8 Flexduct			Dispose of Garbage
47	12" R8 Flexduct			and saggy old ducting
12	14" R8 Flexduct			EACH RUN DONE Like for
				Like Per Engineered System
MISCELLANEOUS CHARGES				
TOTAL MISCELLANEOUS				
				LABOR    HRS.    RATE    AMOUNT
				28
				20
TOTAL MATERIALS				TOTAL LABOR

<p>WORK ORDERED <b>11-7-2022</b></p> <p>DATE ORDERED</p> <p>DATE COMPLETED <b>12-8-2022</b></p> <p>CUSTOMER APPROVAL SIGNATURE _____</p> <p>AUTHORIZED SIGNATURE _____</p>	<p>TOTAL LABOR</p> <p>TOTAL MATERIALS</p> <p>TOTAL MISCELLANEOUS</p> <p>SUBTOTAL</p> <p>TAX</p> <p>GRAND TOTAL <b>4349.80</b></p>
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A-2817-3817 / T-3866 10-11

**M2.—Mold remediation performed. Please reference Steam Away Water Restoration invoice.**

Insured: [REDACTED]  
Property: 2422 Hunterwood Ct  
Carson City, NV 89076

Home:

E-mail:

Estimator: Joe Soares  
Position: Supervisor  
Company: Steam Away Water Restoration  
Business: 1010 Hickory Court  
Dayton, NV

Business: (775) 246-1144

E-mail: [steamawaypro@yahoo.com](mailto:steamawaypro@yahoo.com)

**Claim Number: 8942**

**Policy Number:**

**Type of Loss:** fungi

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 11/4/2022 11:07 AM

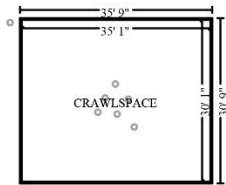
Date Est. Completed: 11/4/2022 12:23 PM

Price List: NVRE8X\_OCT20  
Restoration/Service/Remodel  
2422HUNTERWOOD

INVOICE

**2422HUNTERWOOD\_**

**Main Level**



**CRAWLSPACE**

**Height: 3' 1"**

401.86 SF Walls	1,055.42 SF Ceiling
1,457.28 SF Walls & Ceiling	1,055.42 SF Floor
117.27 SY Flooring	130.33 LF Floor Perimeter
130.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
1. Hazardous Material/Mold Evaluation (Bid Item)	70.00 EA	0.00	68.00	4,760.00
HAZARDOUS MOLD LABOR COST PER HOUR PER TECH IN CRAWLSPACE / INCLUDDING REMOVAL OF ALL DEBRI AND LABOR COST TO REMOVE ALL FUNGAL GROWTH THROUGH OUT CRAWLSPACE				
2. R&R Moisture protection for crawl space - visqueen - 6 mil	2,000.00 SF	0.10	0.46	1,128.22
NEW MOISTIER BARRIER INSTAILLED INSIDE CRAWLSPACE 6MIL PLASTIC				
3. Haul debris - per pickup truck load - including dump fees	1.00 EA	147.42	0.00	147.42
DUMP RUN CHARGE				
4. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	7.00 DA	0.00	140.00	980.00
NEGATIVE AIR PRUSSURE AND AIR SCRUBBING				
5. Per job charge for 3rd party monitoring/review (Bid Item)	1.00 EA	0.00	0.00	0.00
3RD PARTY MOLD HYGENIST AND REPORT AT OWNERS EXPENSE				
6. Add for personal protective equipment - Heavy duty	10.00 EA	0.00	39.68	423.98
PPE SUITS				
<b>Totals: CRAWLSPACE</b>				<b>7,439.62</b>
<b>Total: Main Level</b>				<b>7,439.62</b>
<b>Line Item Totals: 2422HUNTERWOOD_</b>				<b>7,439.62</b>



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**Grand Total Areas:**

401.86	SF Walls	1,055.42	SF Ceiling	1,457.28	SF Walls and Ceiling
1,055.42	SF Floor	117.27	SY Flooring	130.33	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	130.33	LF Ceil. Perimeter
1,055.42	Floor Area	1,099.31	Total Area	401.86	Interior Wall Area
543.08	Exterior Wall Area	133.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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	<b>Summary</b>	
Line Item Total		7,439.62
<b>Replacement Cost Value</b>		<b>\$7,439.62</b>
<b>Net Claim</b>		<b>\$7,439.62</b>

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Joe Soares  
Supervisor

## **Seller List of Work Performed During the Past 2 Years**

Exterior painted about two years ago.

New gates on both sides of the house.

New screens on all windows.

New garage door opener.

New outdoor lighting.

New interior paint in most of the house.

New electrical switches and outlets.

New heater registers.

All new stainless steel appliances.

New handicap toilet in guest bath.

New carpet in living room and bedrooms.

New kitchen faucet.

New garbage disposal.

New lighting in most of the house.

Updated door knobs throughout.

All new duct work under the house.

New sump pump and dedicated electrical line.

New moisture barrier plus mold remediation and passing report.

New smoke detectors installed about a year or so ago and new batteries installed now.

New sliding door in living room.

Furnace just cleaned and serviced for the year.

New filter in furnace duct.

New rain gutters.