

EXHIBIT: SELLER REPAIR ITEMIZATION

1241 ESTHER WAY, MINDEN, NV 89423

The here within repairs are made to specific defects discovered per the Home Inspection Report of 1241 Esther Way, Minden, NV 89423 by Clear Choice Thermal & Home Inspection, dated 11/4/2024. Defects listed under “Repairs in Progress” will be moved to “Completed Repairs” once the defect has been corrected, and the invoice, if applicable, will be incorporated.

REPAIRS IN PROCESS

ITEM 4.5(1) SWITCHES, RECEPTACLES, AND WIRE—Open grounded receptacles noted at the 1st^t guest bedroom North wall, 3rd guest bedroom South and East walls (3 outlets), and Master bedroom closet north wall outlet

ITEM 4.5(2) SWITCHES, RECEPTACLES, AND WIRE—Loose receptacle noted at the 2nd guest bedroom North wall.

ITEM 4.5(3) SWITCHES, RECEPTACLES, AND WIRE—Non-operational receptacle noted at the hallway.

ITEM 4.6(2) CONNECTED DEVICES AND FIXTURES—Hot/Neutral wires are crossed at guest bathroom outlet.

ROOF—Some shingles from overhang of backyard patio blew off during recent winds. Roof repair in progress and expected to be completed week of 12/9/24.

COMPLETED REPAIRS

ITEM 5.3(1) PLUMBING DRAIN, WASTE AND VENT SYSTEMS—The 2” waste line is cracked and leaks in the crawlspace area under the guest bathroom. [See Hoffman Plumbing Invoice below.](#)

ITEM 5.1 EXTERIOR WATER VALVES, AND HOSE BIBS—Secure North hose bib flange to wall. [See Hoffman Plumbing Invoice below.](#)

ITEM 5.3(2) PLUMBING DRAIN, WASTE AND VENT SYSTEMS—Toilet drain is leaking in the crawlspace area under the Guest Bathroom. [See Hoffman Plumbing Invoice below.](#)

ITEM 5.4(2) HOT WATER SYSTEMS, CONTROLS—Water heater is not property strapped with approved seismic strapping material. [See Hoffman Plumbing Invoice below.](#)

INVOICES

HOFFMAN 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
Tom Vander Laan
 1604 5th Street
 Minden, NV 89423

Ship to
Tom Vander Lan-
 1241 Esther Way
 Minden, NV 89423

Work Order #: 33847

Transaction Date: 12/2/2024

Terms: Due on receipt

Invoice #: i29135

Item	Description	Quantity	Price	Amount
Standard Labor	Standard Labor located leak in crawlspace coming from guess bathroom toilet, replaced wax ring and tested Located cracked 2inch drain line in crawlspace, cut out fittings and replaced Installed seismic straps on hot water heater Replaced frost free hose bib on front of house	3	\$195.00	\$585.00
2 - Billable Materials	Frost free spicket, abs pipe and fittings, water heater straps , wax ring	1	\$265.00	\$265.00
Subtotal:				\$850.00
Tax:				\$0.00
Total:				\$850.00
Payments:				\$0.00
Balance Due:				\$850.00