

EXHIBIT: SELLER REPAIR ITEMIZATION

2987 DEL RIO LANE, MINDEN, NV 89423

The here within repairs are made to specific defects discovered per the Home Inspection Report by Clear Choice Thermal & Home Inspection, dated 9/7/2026, and per the Pest Inspection Report by CAD Pest Control, dated 9/8/2026.

REPAIRS IN PROCESS

5.3(1) PLUMBING DRAIN, WASTE AND VENT SYSTEMS—Shower drain is leaking in the crawlspace under the master bathroom. Repair scheduled w/ Summit Plumbing on 9/22/2026. Item will be moved below to Completed Repairs and invoice will be provided once repair is completed.

5.3(2) PLUMBING DRAIN, WASTE AND VENT SYSTEMS—Toilet drain is leaking in the crawlspace area under the guest bathroom. Repair scheduled w/ Summit Plumbing on 9/22/2026. Repair scheduled w/ Summit Plumbing on 9/22/2026. Item will be moved below to Completed Repairs and invoice will be provided once repair is completed.

UNPERMITTED URINAL/SINK IN WORKSHOP—The unpermitted urinal and sink in the workshop will be made inoperable by Summit Plumbing on 9/22/2026. Item will be moved below to Completed Repairs and invoice will be provided once repair is completed.

COMPLETED REPAIRS

4.5(1) SWITCHES, RECEPTACLES, AND WIRE—Faulty light switch noted at Office, with arcing heard inside the switch when operating. Handyman performed this repair on 9/21/2026 and an invoice will be made available under Documents when received.

10.3(1) DISTRIBUTION SYSTEMS—The debris (and mice nest/urine odor) seen in the vents indicates the need for professional cleaning ducts for improved air quality. Elite Air Systems REPLACED the OLD DUCTING and RETURN with NEW DUCTING and RETURN on 9/16-17/2026. Invoice is available under Documents.

5.7 TUB AND SHOWER WALLS, FLOORS DOORS—Recommend seal corners of tub/shower surrounds to prevent moisture intrusion into wall framing areas. Handyman performed this repair on 9/21/2026 and an invoice will be made available under Documents when received.

9.1(2) INSULATION UNDER FLOOR SYSTEM—Insulation has fallen out of position or been torn by rodent activity in several areas under the North side of building and should be resecured or replaced to maximize the home's efficiency. Handyman performed this repair on 9/21/2026 and an invoice will be made available under Documents when received.