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LIST OF IMPROVEMENTS

14230 W Calavar Rd, Surprise, AZ 85379

Work items from WEDO Remodels and Construction, LLC, ROC #325374. Both source documents are dated October 20, 2026. Completion of the listed work is subject to Seller confirmation.

WORK LISTED IN INVOICE 0009998

1. Power wash the home exterior, front entry, garage, backyard and concrete areas.
2. Remove interior, exterior and garage contents; dismantle the garage wood structure; remove and dispose of old carpet.
3. Install matching exterior lights at the garage, front entrance and back entrance.
4. Landscape cleanup and trimming of the front palm tree.
5. Level the circular backyard area; install tarp and approximately 4.5 tons of 3/4-inch Madison Gold rock; redistribute backyard rock to cover bare areas.
6. Prepare and paint interior walls and baseboards with two-tone paint.
7. Paint interior doors, including the front door and the door leading to the garage.
8. Install front-door weather stripping.
9. Install new carpet and pad.
10. Service the air-conditioning unit.
11. Install a bathroom vanity light fixture.
12. Provide bulbs in all light sockets, with matching bulbs in the bathrooms.
13. Install two new showerheads.
14. Recaulk bathroom and kitchen areas.
15. Install a bathtub stopper.
16. Install one anti-tip stove device.
17. Provide matching wooden blinds.
18. Install five smoke alarms.
19. Install one carbon monoxide alarm.
20. Install one bedroom ceiling fan.
21. Paint garage walls white.
22. Reinstall the washer and dryer.
23. Repair the Arcadia sliding door so it opens and closes properly.
24. Trim palm tree and remove ferns.
25. Repair the kitchen drawer.
26. Deep clean the home, including all windows.

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LIST OF IMPROVEMENTS

14230 W Calavar Rd, Surprise, AZ 85379

WORK LISTED IN ESTIMATE 0000314

27. Remove and dispose of old flooring, baseboards and quarter-round trim.
28. Install new luxury vinyl plank (LVP) flooring and reinstall baseboards.
29. Remove old baseboards and install new matching baseboards.
30. Remove blue tape, clean the garage floor, and paint the garage floor and base gray.
31. Paint the front walkway gray.
32. Repair the front-bedroom window screen.
33. Match the color of all faceplates.
34. Install a new patio-door lock set; the estimate describes this item as installed.
35. Remove the television antenna bracket from the concrete wall and dispose of it.
36. Remove adhesive tape from exterior windows.
37. Install front-door weather stripping.
38. Install bathroom accessories: towel bar, toilet-paper holder, ring and hook.
39. Install two new white toilet seats and dispose of replaced seats.
40. Install quarter-round trim at the master-bedroom vanity kickboard.
41. Install an anti-tip stove bracket (labeled "Unit 5" in the estimate; applicability to be confirmed by Seller).
42. Install door stops behind all doors.

Weather stripping and the stove anti-tip device/bracket appear in both source documents. Estimate items are not represented as completed unless confirmed by Seller.

Seller and Buyers acknowledge the work items listed on both pages.

SELLER

Company: Shelko Properties LP

Printed name: Martin Duyvestyn DocuSigned by: Title: Manager

Signature: Martin Duyvestyn 57491E0238D1463... Date: 10/22/2026

BUYER 1

Printed name: _____

Signature: _____ Date: _____

BUYER 2

Printed name: _____

Signature: _____ Date: _____