

Seq	Date	Problem	Resolution	Time (mins)	Cost
1	10/28/14	Kitchen sink leaking. It was the sink basket that needed tightening. Fixed, but may need new plumbers putty at another time.	Tightened sink basket lower nut.	5	\$0.00
2	10/28/14	Tenant said they had two broken drawers. One in the vanity, one in the kitchen island.	Fixed drawers.	60	\$0.00
		Total 'emergency' repairs for October 2014		65	0

Seq	Date	Problem	Resolution	Time (mins)	Cost
3	11/04/14	Tenant texted that furnace 'clicked' too long, he smelled gas and Co Detector went off. Also, the dryer does not spin anymore.	Cleaned furnace burners. Gave a new CO detector for peace of mind and to double check the issue. Dryer to be repaired at a later date.	60	\$125.00
4	11/04/14	tenant complained about heat not working. The thermostat had a broken pin.	replaced thermostat	30	\$20.00
5	11/08/14	Tenant texted toilet clogs frequently. Wants me to look at it.	This is likely a toy or pencil that was flushed. It is a tenant issue, not a landlord issue.	5	\$0.00
6	11/09/14	Tenant said toilet works fine now	I will wait for further issues. I was ready to go over with toilet auger, but call was cancelled before I got mobilized.	5	\$0.00
7	11/14/14	Tenant locked their keys inside their car in the garage. Needed me to unlock the door.	Opened up garage door	45	\$0.00
8	11/15/14	Brought new dryer over to tenant that had issue on 11/4, Seq # 3. All worked well. Old dryer has a good belt, possibly the motor...	New dryer, MED7500YW	60	\$700.00
9	11/14/14	Tenant had low batteries on CO detector. Husband went to remove from ceiling, and tore entire unit out causing main breaker to blow. I talked the tenant into how to reset main breaker which is outside and in a main box with 4 other breakers.	New CO Detector. Will be charged to tenant	30	\$0.00
10	11/17/14	Tenant texted the furnace is continually clicking	Ordered new pilot light burner and control board	15	\$125.00
11	11/17/14	Replaced the CO Detector from Seq #8	Installed new CO Detector	15	\$51.38
12	11/25/14	Tenant texted that she received a notice from UPS. Upon tracking the number, a different tenant had picked it up. Did I know the tenant?	UPS delivered notice to incorrect apartment. Proper tenants received the notice and picked it up.	5	\$0.00
13	11/27/14	Tenant texted the furnace is continually clicking and would not start. Later, furnace was working fine.	Cleaned pilot light connections. No result. Had a furnace guy come over and see what he thought. He tried a few things. Furnace seemed to be working.	30	\$45.00
		Total 'emergency' Repairs for November 2014		300	\$941.38

Seq	Date	Problem	Resolution	Time (mins)	Cost
14	12/01/14	Tenant texted the furnace from #13 is not working again.	Replaced ground wire to pilot light hood. Verified connection. Ordered parts.	30	\$125.00
15	12/01/14	Tenant texted that they broke their key off in the door lock.	I advised them to call a locksmith as I could not be there for a couple of hours. It costs them (not me) \$200. I replaced the lock with an extra one I had after locksmith drilled it out.	30	\$45.00
16	12/02/14	Tenant texted that furnace was not heating up too well. She thought that the hot water lines needed to be bled.		5	\$0.00
17	12/04/14	Purged air from water lines on hot water heat furnace from Seq #17		30	\$0.00
18	12/04/14	Replaced furnace control module with parts ordered previously		30	
19	12/07/14	Tenant texted me about water in common area. He also needed some forms filled out for economic assistance	Stopped by an fill out forms. Saw water leak, purchased new hot water heater.	15	\$280.00
20	12/08/14	Replaced hot water heater from Seq #19		120	\$0.00
		Total 'emergency' Repairs for December 2014		260	\$450.00