

Randy's Services, LLC

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INVOICE

BILL TO	INVOICE	8324
Wellsport/Portwells Apartments	DATE	02/07/2023
1821 Woodland Avenue	TERMS	Net 30
Des Moines, Iowa 50309	DUE DATE	03/09/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/19/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 71358-1 Work Order 71865-1 Bubbling on walls- Half battery blinking on thermostat- Technician tore off bubbles on 3 walls in apartment and around windows. Technician re-mudded walls and window seals sanded and repainted walls. Tech repaired door handle on bedroom door so tenant can open and close door correctly. Tech replaced batteries to thermostat.	6	50.00	300.00T
01/19/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 70812-1 The smaller bathroom sink next to the back staircases is having a hard time draining- Technician dissembled under the sink plumbing cleaned hair throughout plumbing lines and reassembled plumbing.	2	50.00	100.00T
01/19/2023	Service Trip	Service Trip to complete work orders 71358-1 71865-1 70812-1	1	40.00	40.00T
01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 69221-1 The light in the back entrance hallway above first floor is out and needs replaced- Technician replaced two light fixtures on first floor and lower level with (2) 6" LED light fixtures.	2	50.00	100.00T
01/23/2023	Parts	Parts/Receipt Work Order 69221-1	2	37.06	74.12

6" LED DISC LT 1000LM 5K 3491390
(2)

01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 58314-1 The overhead kitchen light and over head stove light have all gone out and need to be replaced- Technician replaced microwave bulb with new bulb. Technician replaced light fixture in kitchen with 6" LED DISC LT.	1.50	50.00	75.00T
01/23/2023	Parts	Parts/Receipt Work Order 58314-1 6" LED DISC LT 1000LM 5K	1	18.53	18.53
01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 70813-1 The light on 3rd floor Portwells needs replaced, the lights in basement storage needs to be replaced as well-. Technician replaced light fixture on 3rd floor Portwells with 6" LED Disc Lt. Technician replaced light bulbs in basement storage with (2) T-9 23" and T-9 8" round.	1.50	50.00	75.00T
01/23/2023	Parts	Parts/Receipt Work Order 70813-1 6" LED DISC 1000LM 5K 3491390 24" 17W 6500K T8 2PK 3531385	1	36.96	36.96
01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 67801-1 Hallway light is burned out- Technician replaced with new bulb.	1	50.00	50.00T
01/23/2023	Parts	Parts/Receipt Work Order 67801-1 30W 9" 4100K CIRCLINE 3530292	1	7.83	7.83
01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 69216-1 There is a leak coming from the ceiling in our 2nd bathroom from the bathroom on second floor above us- Technician dissected issue coming from tub in unit 6 shower. There is a gap between the wall and bathroom surround. Tech caulked the surround and tub no more gaps.	1.50	50.00	75.00T
01/23/2023	Parts	Parts/Receipt Work Order 69216-1 WL K&B SILICON ULTRA WHT 5634280	1	10.44	10.44
01/23/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 72230-1	1.50	50.00	75.00T

Breaker has tripped several times-
Tech dissected issue coming from 3 -
way switch, wiring was done
incorrectly. Tech fixed issue by
replacing with IV 15A 3-WAY SL COM
TGGL 3632091.
Tech also noticed breaker itself was not
pushed all the way down. Tech pushed
breaker back into place. (May need to
replace breaker switch)

01/23/2023	Parts	Parts/Receipt Work Order 72230-1 IV 15A 3-WAY SL COM TGGL 3632091	1	4.89	4.89
01/23/2023	Service Trip	Service Trip Charge Work Order 72230-1 Work Order 69216-1 Work Order 67801-1 Work Order 70813-1 Work Order 58314-1	1	40.00	40.00T
01/30/2023	Maintenance	Maintenance Issues/Repairs/Work Orders Work Order 72638-1 Furnace is not working 58 degrees in apt- Technician reset furnace and changed air filter. Filter hadn't been changed in a long time, once filter was replaced furnace kicked on and started working properly.	1	50.00	50.00T
01/30/2023	Maintenance	Maintenance issues/Repairs/Work Order Work Order 73048-1 Our microwave has stopped working- Microwave blew fuse to breaker panel. Tech replaced fuse. Microwave working correctly. Fridge Waterspout has stopped working- Tech dissected issue, no frozen lines to refrigerator line. Switch is not engaging when activated. (Need a replacement switch)	1	50.00	50.00T
01/31/2023	Maintenance	Maintenance Issues/Repairs/Work Order Work Order 73030-1 Toilets wont flush- Tech replaced guts of toilet Toilet is in working order	1.50	50.00	75.00T
01/31/2023	Maintenance	Maintenance Issues/Repairs/Work Order Work Order 73032-1 Copper piping in AC/Heat closet is vibrating against another pipe- Tech insulated pipes with installation foam and zip tied pipes to stabilize pipes from vibrating against each other.	1.50	50.00	75.00T

checked furnace for heating issue,
Replaced filter to furnace.

01/31/2023	Parts	Parts/Receipt Work Order 73032-1 HI-EF PLEAT FILT 16X20X1- FF1620M8 1/2X6FT PIPE INSULA- 9846825	1	10.79	10.79
01/31/2023	Maintenance	Maintenance issues/repairs/work orders Work Order 72818-1 Outside light check- Tech replaced basement storage bulbs.	1	50.00	50.00T
01/31/2023	Parts	Parts/Receipt Work Order 72818-1 F32T8 BULB 32W-4 5835699	1	34.14	34.14
01/31/2023	Service Trip	Service Trip Charge Work Order 73032-1 Work Order 73030-1 Work Order 73048-1 Work Order 72638-1	1	40.00	40.00T
02/02/2023	City Inspection	City Inspection Portwells Work Order 72902-1 Fix front door, sticking Fix #5 window, now it shuts and opens Spread Ice melt thru outside walks and stairs and front and back porch. Very lcy.	3.50	50.00	175.00T
02/02/2023	Service Trip	Service Trip Charge Work Order 72902-1	1	40.00	40.00T
02/02/2023	Parts	Parts/Receipt ICE MELTER SALT 25LB (3) Wellsport/Portwells Apartments 1821 Woodland Avenue Des Moines, Iowa 50309 Work Week of 01/19/2023 Thru 02/02/2023	1	21.50	21.50

Wellsport/Portwells Apartments
1821 Woodland Avenue
Des Moines, Iowa 50309
Work Week of 01/19/2023 Thru 02/02/2023

SUBTOTAL	1,704.20
TAX	103.95
TOTAL	1,808.15
BALANCE DUE	\$1,808.15