



3 People



Hi James and Jennifer. We wanted to check in on a few things:

- 1) how is the toilet situation? Have you noticed any more water behind it?
- 2) our contractor is ready to start the repair work on the water damage and prevention. He can do the outside work first, then move to the inside ceiling repairs. He is available to start at the end of this week. Does that work for you?

Thank you

Tue, Apr 11 at 5:53 AM

Jennifer Burdick

Hi. We have not noticed any more water behind the toilet.

What exact day would the contractor be working outside and inside? Overall, what is the timeline for all the repairs?



Message



Exhibit 5

136 E. SANTA CLARA #1
ARCADIA, CA 91006
PHONE# 626-448-6455
FAX 626-446-0690

Invoice

Date	Invoice #
2/27/2025	193434

Bill To
BRAD MARTINEZ 518 N Stoneman Ave Alhambra, CA 91801

Job Address
518 N Stoneman Ave Alhambra, CA 91801

P.O. No.	Terms	Rep	Job Date	Serviceman
	UPON RECEIPT	JCA	2/27/2025	CHARLIE

[illegible]

Exhibit 6



Stoneman <518stoneman@gmail.com>

Status of Repairs

Stoneman <518stoneman@gmail.com>

Thu, Mar 6, 2025 at 3:39 PM

To: Jen Barreda <jenbarreda@yahoo.com>, "Jamesburbank91@Gmail" <jamesburbank91@gmail.com>

M/M Burbank,

In response to your reported issues, we are providing the following updates:

Garage Leak (Northeast corner)

- Broken sprinkler line discovered March 4 and repaired March 6.
- Plumbers diagnosed garage leak to be related to clogged planter box drain located on the above patio.
- Plumber attempted to clear drain with conventional plumbing methods (snaking and pressure) but was unsuccessful on March 6.
- Plumber to document suggested steps for remediation.
- Additional plumbing estimates to be gathered and a repair schedule to be announced.

Wall Repair in Garage Stairwell

- Contractor scraped the peeling paint and applied a skim coat on March 6.
- Contractor will return to apply a texture coat and paint on a date to be announced.

Front Entryway Flooring & Tenant-Provided "Flagged" Sections of Flooring

- Contractor assessed entryway flooring on February 27 and identified areas to be improved.
- Contractor will replace specific sections of front entryway flooring and sections of the coat closet on a date to be announced.
- Contractor assessed the landing area of the stairwell leading to the garage (in all areas flagged by tenants) on March 6 and found no evidence of structural impairment.
- Upstairs areas flagged by tenants on carpeted flooring of the landing and children's bedroom were inspected by landlord Brad Martinez on March 6. No structural issue was discovered.

Please reply with any questions.