

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	Job Address
BRAD MARTINEZ 518 N Stoneman Ave Alhambra, CA 91801	518 N Stoneman Alhambra, CA 91

Job Address
518 N Stoneman Ave Alhambra, CA 91801

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

Description		Amount
Leak detection. And drain testing. Was able to correctly locate and show the client which pipes we and where they are coming out from.	ere his	
Replacement of 5 feet of over head cast iron and a 3x2x3 combination tee.		
Pipe was cracked along the top. Replaced with heavy duty bands and torqued correctly.		
		1,250.00
	Total	\$1,250.00

Please view our terms and conditions on link below. https://westernrooter.com/terms/

Payments/Credits

Balance Due \$1,250.00

\$0.00

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

- o 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.