

Text message
8/1/22, 6:49 PM

Hi Steven, my name is Steve I'm the owner of 4D / 4C. We are the ones with the plumbing issue.

Our plumber is scheduled to arrive between 7-9am tomorrow morning. I was advised that having you there to help answer questions would be a good idea considering I'm still learning how my condo functions.

Are you able to stop by tomorrow morning by chance?

Also, Karen approved the shut off and is aware our plumber is coming tomorrow morning

8/5/22, 12:46 PM

Buildings on test until 2:45

Great thanks

You can turn the water back on

8/23/22, 2:00 PM

I'm on my way up to 3 c and 3 d

Ok

Entry code for 4D is 1985

8/23/22, 4:31 PM

I'm on my way up

We will be home in an hour or so. Thanks again

Do you know who lives in 4B

8/25/22, 12:30 PM

Hi Steve. Are you coming back to 4D today?

8/25/22, 1:36 PM

I'm actually walking towards the building going up to 4B and then I'm going to knock on your door

Ok

11/8/22, 4:06 PM

Should be at the Commons in about 3 minutes

11/10/22, 4:32 PM

Should be up to you in about 5 minutes or less

All done

I'm going to check on the years of those hot water heaters

4/25/23, 4:08 PM

Steven, I have to schedule ECI to appraise my heating and cooling. What day next week can I have them come out?

We don't need an appointment Steve just whenever you can get them out and get them out

Ok so they can get on the roof without someone? They will want to head up there so don't you or someone else have to let them up?

4/28/23, 5:18 PM

Sorry Stephen I just read your text you do not need someone here.

2/6/24, 12:30 PM

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1.PNG (Image)

Attachment stored in iCloud:
1.PNG.jpeg (Image)

Attachment stored in iCloud:
2.PNG (Image)

Attachment stored in iCloud:
2.PNG.jpeg (Image)

I'm waiting for the tenant to provide a day/time for you to stop by but wanted to share the details I've assembled so far. I'll be in touch shortly thank you

Do you have the code that showed up

He said it was "F1"

2/7/24, 7:26 PM

Were you able to talk to your tenants to find out when I can get in

2/7/24, 9:29 PM

I asked them again tonight, they were going to try and clean the temperature probe. I'm not sure why I haven't heard back from them. I'll contact them again tomorrow morning. Thanks for your patience

2/8/24, 3:29 PM

Steve, they have availability any time tomorrow. What works best for you?

Between 1:00 and 4:00

Ok I let Ethan know you're coming tomorrow between 1-4pm. He said he's not available after 4pm tomorrow so that is good timing for him

And here is the tenants phone number. His name is Ethan. He will be there tomorrow

(908) 892-6170

All right 👍

2/9/24, 1:40 PM

Hi Steve I reset the oven he says everything look good so they're going to try it and let you know if it works or not. The bad news is they no longer make that board so if it does not work sorry to say it's a new stove

Ok thanks Steve. Really appreciate it

3/1/24, 1:36 PM

Hi Steve. The oven at 246 N 3rd #4D is holding strong for the time being. Not replacing it just yet. Thanks again for the help.

The tenants just brought up another issue regarding the cockroaches seen in the building on occasion.

I don't know a remedy for it. The tenants are asking. Any advice in general to make them feel better? Feel free to call if easier.

As always, thank you

We do have an exterminator come to the building once a month I can ask him to spray your unit I don't know if you have to pay for his service I will find out.

Ok I will wait to hear back and let them know. What would the timeline be on that. The female tenant seems urgent to make a move on this soon

I talked to the exterminator it's \$45 plus tax and he can do it on Friday the 8th

Amazing let's book it

3/4/24, 11:13 AM

Hi Steve. Friday the 8th works for the tenants to have the building exterminator stop by. I can not be there to meet the exterminator.

How can I pay the \$45? And can I confirm an approximate time of arrival to share with the tenants at #4D?

Thank you, as always, for all the help. You're always there to give a helping hand and we really appreciate that being down in Florida now

He said he will be there between 8:00 and 10:00 a.m. and I forgot to tell him it was a double unit so it's going to be 55 and I will pay him and he can just send me a check if you want

Ok please pay him full amount and I will happily mail you a check. I will drop it in the mail tomorrow or Wednesday ahead of the Friday spraying .

What is the best address to mail you a check

Stephen stock address is 4441 Tolbut st. Phila PA 19136. Thanks

3/6/24, 8:11 AM

Steve, we mailed you a check for the exterminator Friday. Dropped it in the mail this morning. Thank you

Ok thanks

3/22/24, 10:21 AM

Hi Steve, our tenants are now complaining about mice in the #4D unit. What do you recommend? Is there a service to remove them or something like that? I feel like the female tenant is very scared of insects and rodents and they set up traps but want me to exterminate or align those lines. If a phone call is easier I can call you this afternoon for advice thank you

Yes call me and I'll talk to you about it

Ok will call around noon or 1pm. do either of those work?

3/25/24, 12:05 PM

#4D said ok to Wednesday 11-1pm but they won't be home . They gave permission for you to enter and leave the Poison as you see fit

They asked for you cell phone number so I provided them with your number

Ok

3/27/24, 11:48 AM

What is the code to get in

1985

I believe

3/27/24, 2:04 PM

All done

Amazing thank you

As always

3/27/24, 7:12 PM

You're welcome

5/28/24, 11:06 AM

hi Steve, our tenants in 4D at New St Commons let me know that they have two issues currently.

1) the oven is showing an F1 error on the digital screen and non functional.

2) the clothing dryer is not providing any heat.

Im hopeful I can schedule a day and a time this week to get your appraisal on-site. Would that at all be possible?

I can call you today to talk it through

Would me calling you today work for you?

5/28/24, 12:57 PM

No you can just call me whenever you get a chance

5/30/24, 5:05 PM

try 1985

Your code still works

ok thanks

6/9/24, 12:17 PM

Can you please send me your wifes number, I lost it.
Put the part in the dryer, seems to be working. They will let me know.

610 613 5939

6/10/24, 4:24 PM

Steve, the 4D tenants want another cockroach spraying. They said they have them in the unit and they see them around the building. Is it possible to schedule a spraying for 4D Friday?

6/10/24, 6:29 PM

I can call the bug man find out

I talked to Dennis he's going there this Friday and it's going to be \$60

6/10/24, 9:09 PM

Ok. Should i mail you a check tomorrow?

What address?

Yes

Ok will mail \$60 tomorrow to you at address you prefer. Please provide. Tenants said yes to friday any time works for them

4441 tolbut St. Philadelphia PA 19136 . Dennis said you should be there between 9:00 and 11:00 Friday

6/11/24, 9:52 AM

Steve, how much for the dryer part? I can add that to the \$60 for the roach spray