

# Outstanding (Open) Maintenance By Time Report (FEMA)

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Community=Ashland House (3800)

Vendor = All

Response Hours = 6

Priority=Normal

Group By Community

## Ashland House (3800)

Unit	PO#	Priority	Status	Open Date	Start Date	Response Due Time Date	Complete Date	Hours To Complete	Skill	System Desc
216	A21415	Normal	Closed	05/27/05 00:00		35,774.58 04/05/06 00:00	04/27/07 14:23	16,814.38	Pest Control	Pest Control, Yearly termite contract service. No line item. Service includes at least 3 on-site visits \$240.
		Normal	Closed	05/27/05 00:00		35,774.58 04/05/07 00:00	04/25/07 00:00	16,752.00	Pest Control	Pest Control, Yearly termite contract service (SERVICE CONTRACT INCLUDES AT LEAST 3 ON-SITE VISITS) \$240 EXPIRATION 3/2/2007
		Normal	Closed	05/27/05 00:00	03/02/08 00:00	24,240.00 04/04/08 00:00	01/05/09 14:22	31,670.37	Pest Control	Pest Control, Yearly termite contract service (SERVICE CONTRACT INCLUDES AT LEAST 3 ON-SITE VISITS) \$240 EXPIRATION 3/7/2008
		Normal	Open	05/27/05 00:00	03/08/09 00:00	33,144.00 03/07/09 00:00		35,774.58	Pest Control	Pest Control, Yearly termite contract service (SERVICE CONTRACT INCLUDES AT LEAST 3 ON-SITE VISITS) \$270 EXPIRATION 3/7/2009
	A35047	Normal	Open	10/03/07 00:00	11/21/08 00:00	9,960.00 11/21/08 00:00		15,158.58	General	General, Assist onsite with installation of 4ft long ceiling light fixture in boiler room.
		Normal	Closed	10/03/07 00:00		15,158.58		15,158.58		Mystique Dawn/glue
		Normal	Closed	10/03/07 00:00	11/17/08 00:00	9,864.00 11/17/08 00:00	11/17/08 00:00	9,864.00	Carpentry	Carpentry, Fabricate formica for counter top installation to be performed by contractor. Picked up materials from vendor
		Normal	Open	10/03/07 00:00	11/21/08 00:00	9,960.00 11/21/08 00:00		15,158.58	Carpentry	Carpentry, Replace formica on countertop as needed for the one piece that is discolored.
		Normal	Open	10/03/07 00:00	11/21/08 00:00	9,960.00 11/21/08 00:00		15,158.58	General	General, Cleaning of all gutters throughout property as needed.
	A36004	Normal	Closed	12/11/07 00:00		13,502.58		13,502.58		Spring 2008-Exterior Perimeter Treatment
		Normal	Open	12/11/07 00:00	05/01/09 00:00	12,168.00 06/01/09 00:00		13,502.58	Pest Control	Pest Control, Spring 2009-Exterior Perimeter Treatment
	A36536	Normal	Open	01/23/08 00:00	01/23/08 00:00	12,470.58		12,470.58		
A37257	Normal	Open	03/14/08 00:00		11,246.58 03/14/08 00:00		11,246.58	Carpet Maintenance	Shampoo the Carpet in the Common hallway, Annual cleaning of all common area carpets	
A37986	Normal	Open	05/05/08 00:00		9,998.58 05/05/08 00:00		9,998.58	General	General, Check all glass entire property and list below apartments and locations of glass that need replacement in each apartment. Fax to the office. Do the same for screen replacement.	
A39701	Normal	Closed	09/10/08 00:00	12/03/08 00:00	2,016.00 12/04/08 00:00	12/04/08 00:00	2,040.00	Plumbing/Heating	Plumbing/Heating, Rebuilt both circulators and all leaking pipes leading to circulators. Adjust temperatures at Tekmar control so boilers circulate more heat. Onstie has had to run both circulators constantly for more heat throughout the building.	
	Normal	Closed	09/10/08 00:00	12/03/08 00:00	6,926.58		6,926.58		Materials for recirculating pump	
	Normal	Closed	09/10/08 00:00	12/03/08 00:00	6,926.58		6,926.58		Materials for recirculating pump	
	Normal	Open	09/10/08 00:00	12/03/08 00:00	6,926.58		6,926.58		2 Water seal kits and 1 cartridge assembly	
A42176	Normal	Closed	04/02/09 00:00	04/21/09 00:00	456.00 04/21/09 00:00	05/06/09 00:00	816.00	Emergency Testing	Emergency Testing, First Round // Assist Eric of Eastpoint Properties with testing and inspecting all components of Life Safety Systems. (Not all components may be at this property) including but not limited to fire alarm panels, annunciators, smoke detectors, heat detectors, duct detectors, horn/strobe devices, pull stations, emergency lighting exit signs, nurse call systems, and fire extinguishers. Components should be cleaned and/or vacuumed as needed, and batteries replaced yearly.	
	Normal	Closed	04/02/09 00:00		2,030.58		2,030.58			
	Normal	Closed	04/02/09 00:00	04/21/09 00:00	456.00 04/21/09 00:00	04/21/09 00:00	456.00	Emergency Testing	Emergency Testing, First Round // Work with subcontractor to test and inspect all components of Life Safety Systems. Components should be cleaned and/or vacuumed as needed, and batteries replaced yearly. Remove and replace smoke detector in Unit # 315	
									Repaired nurse call in bedroom of Unit # 304	
									Replaced system smoke detectors on 2nd floor by mens room, and 3rd floor by Units # 309/311	
									Replaced the battery in the dialer.	
									Replaced heat detector in Unit # 219 and boiler room	
	Normal	Closed	04/02/09 00:00		2,030.58		2,030.58			
	Normal	Closed	04/02/09 00:00	04/14/09 00:00	288.00 04/14/09 00:00	05/12/09 00:00	960.00	Safety Maintenance	Safety Maintenance, materials used to complete safety inspection	

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Ashland House (3800) continued...

Unit	PO#	Priority	Status	Open Date	Start Date	Response Due Time	Date	Complete Date	Hours To Complete	Skill	System Desc
	A42176	Normal	Closed	04/02/09 00:00		2,030.58			2,030.58		
		Normal	Closed	04/02/09 00:00		2,030.58			2,030.58		
		Normal	Open	04/02/09 00:00	04/21/09 00:00	456.00	04/21/09 00:00		2,030.58	INSTRUCTIONS	INSTRUCTIONS, NOTE-grainger invoices for inspection tags and 18 extinguishers have been charged to BUILDERS as truck stock
		Normal	Closed	04/02/09 00:00	04/21/09 00:00	2,030.58		04/21/09 00:00	2,030.58		
	A42339	Normal	Open	04/16/09 00:00	04/16/09 00:00	1,694.58			1,694.58		
		Normal	Open	04/16/09 00:00	04/16/09 00:00	1,694.58			1,694.58		
100	A43372	Normal	Open	05/19/09 00:00	05/22/09 00:00	72.00	05/22/09 00:00		902.58	General	General, Meet with onsite at Unit and assist him with removal of all tenant belongings and move to storage Unit nearby.
	A43542	Normal	Open	06/04/09 00:00	06/05/09 00:00	24.00	06/13/09 00:00		518.58	Ad	Ad, Immediate Availability \$649.30
	CC100	Normal	Closed	01/04/07 00:00	01/04/07 00:00	0.00	01/04/08 00:00	02/04/08 09:52	9,513.87	Carpet Maintenance	Running 6/5 to 6/13 in all area newspapers
		Normal	Closed	01/04/07 00:00	01/04/08 00:00	8,760.00	01/01/09 00:00	05/15/09 08:53	20,696.88	Carpet Maintenance	Carpet Maintenance, All common area carpet cleaning
		Normal	Closed	01/04/07 00:00	05/01/08 00:00	11,592.00	05/01/08 00:00	05/08/08 00:00	11,760.00	Carpet Maintenance	Carpet Maintenance, Bi-monthly spot carpet cleaning of common areas at the property \$375 // All common area carpet cleaning \$1,250 (WILL SCHEDULE WHEN NEEDED)
		Normal	Closed	01/04/07 00:00		21,686.58	05/15/08 13:32	05/08/08 00:00	11,760.00	Cleaning	Carpet Maintenance, Annual carpet cleaning of all common areas.
		Normal	Open	01/04/07 00:00	06/01/09 00:00	21,096.00	06/01/10 00:00		21,686.58	Carpet Maintenance	Cleaning, Bi-monthly carpet spot cleaning common areas
	HA2071	Normal	Closed	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		Carpet Maintenance, Monthly spot cleaning of common areas at the property \$275 // All common area carpet cleaning \$1,250 (WILL SCHEDULE WHEN NEEDED)
		Normal	Closed	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		4- moen sprayers ( 321, 3 stock)
		Normal	Closed	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		12- Flush valve seals (stock)
		Normal	Closed	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		6- GFCI Outlets (stock)
		Normal	Closed	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		5- broiler pans (305, 4 stock)
		Normal	Open	11/30/07 00:00	11/30/07 00:00	13,766.58			13,766.58		7 pkg- 8" drip pans (stock)
	HA2155	Normal	Open	03/19/08 00:00	03/19/08 00:00	11,126.58			11,126.58		2 pkg- Trash can liners (stock)
		Normal	Open	03/19/08 00:00	03/19/08 00:00	11,126.58			11,126.58		To be delivered on different invoice
	HA2168	Normal	Closed	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		1- 317
		Normal	Open	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		2- spares
		Normal	Closed	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		12- Moen Cartridges for inspection repairs.
		Normal	Closed	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		Credit Item
		Normal	Open	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		5- Cripser covers for refridgerator
		Normal	Open	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		4- Refridgerator door gaskets
		Normal	Open	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		for inspection repairs
		Normal	Closed	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		Door Gaskets B/O and returned for credit
		Normal	Closed	03/31/08 00:00	03/31/08 00:00	10,838.58			10,838.58		Credit Item Inv # 42931237B GE Fridge door Gaskets
	HA2173	Normal	Closed	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		12- medicine cabinet lens
		Normal	Closed	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		48- mini twist bulbs for medicine cabinets(backordered)
		Normal	Closed	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		24- (1 case) bulbs for over sink light fixtures
		Normal	Closed	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		For repairs from inspections
		Normal	Open	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		For repair inspections - backodered 12- medicine cabinet lens
		Normal	Open	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		backordered - 48 minitwist bulbs for medicine cabinets
		Normal	Closed	04/01/08 00:00	04/01/08 00:00	10,814.58			10,814.58		For repairs from inspections
	HA2300	Normal	Open	08/05/08 00:00	08/23/08 00:00	432.00	09/06/08 00:00		7,790.58	General	backordered - lense
		Normal	Open	08/05/08 00:00	08/23/08 00:00	432.00	09/06/08 00:00		7,790.58	General	General, Vacuum hallways and common areas. empty trash while maint. is on vacation
207	HA2587	Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		With hinge reversal
	HA2588	Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		1bx- gloves
		Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		4bx- wipes
		Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		2gal- Simple Green
		Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		1pkg- spray bottles
		Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		1pkg- weatherstripping (Unit 211)
		Normal	Open	06/09/09 00:00	06/08/09 00:00	398.58			398.58		1- door sweep (Unit 109)

Outstanding (Open) Maintenance By Time Report (FEMA)

Ashland House (3800) continued...

Unit	PO#	Priority	Status	Open Date	Start Date	Response Due Time	Response Due Date	Complete Date	Hours To Complete	Skill	System Desc
	LC100	Normal	Closed	03/17/08 00:00	04/01/08 00:00	360.00	10/31/08 00:00	04/03/09 08:24	9,176.40	Landscaping	Landscaping, Landscaping services for 2008 season. \$45 each mowing, \$275 for Spring clean-up, and \$475 for Fall clean-up.
		Normal	Closed	03/17/08 00:00	04/01/08 00:00	360.00	10/31/08 00:00	04/03/09 08:24	9,176.40	Landscaping	Spring Cleanup the Grounds - Outside
		Normal	Closed	03/17/08 00:00	04/01/08 00:00	360.00	10/31/08 00:00	04/03/09 08:24	9,176.40	Landscaping	Fall Cleanup the Grounds - Outside
		Normal	Closed	03/17/08 00:00		11,174.58	05/15/08 13:06	05/08/08 00:00	1,248.00	Contract work	Contract work, Lawn mowing
		Normal	Open	03/17/08 00:00	04/01/09 00:00	9,120.00	10/30/09 00:00		11,174.58	Landscaping	Landscaping, Landscaping services for 2009 season. \$45 each mowing, \$275 for Spring clean-up, and \$475 for Fall clean-up.
		Normal	Closed	03/17/08 00:00	04/18/09 00:00	9,528.00	04/18/09 00:00	05/06/09 00:00	9,960.00	Landscaping	Spring Cleanup the Grounds - Outside, Spring Clean-up - \$275.00 Mowing \$45.00
	SO1014	Normal	Closed	09/11/06 00:00	10/02/06 00:00	504.00	02/02/07 00:00	10/18/06 11:08	899.13	Snow Removal	Snow Removal, Snow plowing for 2006 - 2007 season.
		Normal	Closed	09/11/06 00:00	10/08/07 00:00	9,408.00	02/04/08 00:00	02/04/08 14:26	12,278.43	Snow Removal	Snow Removal, Snow plowing for 2007 - 2008 season.
		Normal	Open	09/11/06 00:00	10/06/08 00:00	18,144.00	02/06/09 00:00		24,446.58	Snow Removal	Snow Removal, Snow plowing for 2008 - 2009 season.