

# Status Report for Castle Property Management - 02/06/2017



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**TO:**  
**Castle Property Management**  
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## 500 Oxford

<b>Invoice #</b>	1226	<b>Complete:</b>	No	<b>Job Site:</b> 500 Oxford 500 Oxford St. Portland, OR 97205
<b>Reference #</b>	2381-1	<b>Invoiced:</b>	No	

**Scope of Work:** Replace hot and cold supply valves (hot water had a small leak)

**Status:** Called and L/M 2/2/2017 10:45am

## Boston Square Apartments - 14

<b>Invoice #</b>	1225	<b>Complete:</b>	Yes	<b>Job Site:</b> Boston Square Apartments - 14 2005 NE Wynooski St Unit 14 Portland, OR 97205
<b>Reference #</b>	2378-1	<b>Invoiced:</b>	No	

**Scope of Work:** The water valve behind the toilet is leaking and leaves a puddle.

**Work Performed:** Re-set compression fitting. Leak appears to have stopped. Due to time constraints on water shut-off, was unable to replace valve.

If problem returns, recommend replacement of angle valve.

**Status:** Complete

## 803A - C Charles - A

<b>Invoice #</b>	1224	<b>Complete:</b>	No	<b>Job Site:</b> 803A - C Charles - A 803A Charles St. Portland, OR 97205
<b>Reference #</b>	2375-1	<b>Invoiced:</b>	No	

**Scope of Work:** Bedroom 1 (1st Left) - Replace window sill  
Bedroom 2 (2nd Left) - Replace window sill

**Status:** Appointment for inspection scheduled.

**Appointment:** 02/02/2017 @ 12:00

## 702 Oxford

<b>Invoice #</b>	1218	<b>Complete:</b>	Yes	<b>Job Site:</b> 702 Oxford 702 Oxford St. Portland, OR 97205
<b>Reference #</b>	2350-1	<b>Invoiced:</b>	No	

**Scope of Work:** Master Bathroom - shower valve does not shut off.  
**Work Performed:** Replaced shower cartridge.  
**Status:** Complete  
**Appointment:** 01/25/2017 @ 4:00

### 2200 Meridian Unit 16 -1

**Invoice #** 1216 **Complete:** Yes **Job Site:** 2200 Meridian Unit 16 -1  
2200 N. Meridian st  
**Reference #** 2349-1 **Invoiced:** No **Unit 16**  
Portland, OR 97205

**Scope of Work:** Shower diverter was cracked and blew apart at the move in inspection. Needs to be replaced.  
**Work Performed:** Cut off old diverter.  
Installed replacement diverter.  
**Status:** Inspected Faucet, scheduled for repair.

### 8040 NW Pike Rd

**Invoice #** 1215 **Complete:** Yes **Job Site:** 8040 NW Pike Rd  
8040 NW Pike rd  
**Reference #** 2302-1 **Invoiced:** No **Portland, OR 97205**

**Scope of Work:** Outside pipe is running water and wont shut off.  
**Work Performed:** Visited location. Water line shut off upon arrival.  
2nd visit- Repaired broken pipe. Insulated exposed water line.  
**Status:** Complete

### 654 Ninth Unit A

**Invoice #** 6036 **Complete:** Yes **Job Site:** 654 Ninth Unit A  
654 Ninth St  
**Reference #** 2023-1 **Invoiced:** No **unit A-4**  
Portland, OR 97205

**Scope of Work:** Repair leaky hose bibb on back deck.  
**Work Performed:** Visited residence to inspect problem. 1/19  
Replaced sillcock hose bibb. Re-sealed area.  
**Status:** Complete

### 9894 Hulet In

**Invoice #** 6020 **Complete:** Yes **Job Site:** 9894 Hulet In  
9894 Hulet Ln  
**Reference #** 2290-1 **Invoiced:** No **Portland, OR 97205**

**Scope of Work:** Heater turned on by itself.  
Toilet leaking.  
**Work Performed:** Replaced thermostat.  
Replaced toilet tank components.  
Replaced valve.  
Replaced fridge supply line.

Status: Complete

### 2800 Valeri

Invoice #	6047	Complete:	No	Job Site:	2800 Valeri
Reference #	2293-1	Invoiced:	No		2800 Valeri Dr. Portland, OR 97205

**Scope of Work:** Broken pipe from house to water faucet by front entry. Access inside garage. Water to that faucet has been turned off.

**Work Performed:** Removed section of wall to expose pipe.  
Replaced section of pipe that was leaking.  
Re-sealed wall. Mudded and painted.

Wall will need to be retouched after moisture is allowed to evaporate. Too much humidity to effectively complete.

**Status:** Need to return after moisture has had a chance to evaporate.

### 67543 NE Bell rd

Invoice #	6037	Complete:	No	Job Site:	67543 NE Bell rd
Reference #	2232-1	Invoiced:	No		67543NE Bell rd Newberg, OR 97205

**Scope of Work:** Water box at corner of house - replace ball valve with new gate valve.

**Status:** Need to schedule for repair

### 2987 Foothills Dr

Invoice #	6035	Complete:	No	Job Site:	2987 Foothills Dr
Reference #	2227-1	Invoiced:	No		2987 Foothills dr. Portland, OR 97205

**Scope of Work:** Check water spot on ceiling in kitchen.  
Tenant also said coming through microwave occasionally.  
Sounds like flashing leak

**Work Performed:** Inspected Crawl Space. Found areas leaking from roof.

**Status:** Need to schedule to get on roof.