Repair Invoice Log

1412 W. Nectarine Ave, Lompoc, CA 93436

30	2019 – 2026	$45,213.86
REPAIRS LOGGED	DATE RANGE	TOTAL INVOICED

REPAIR LOG

Date	Contractor / Vendor	Work Completed	Price	Invoice
02/20/2019	**Accurate Heating & Air Conditioning (Est. #54 / Work Order 22)**	Remove and replace all attic ducting; remove and seal all supply and return registers; install new supply grills and new return grill; remove furnace and set on filter rack; install new supply plenum. Permit fees and asbestos abatement not included.	**$3,913.79**	View
10/13/2020	**The Gutter Factory**	Furnish and install 22 ft of 5" aluminum seamless rain gutters.	**$150.00**	View
10/14/2020	**Al Garlier (Home Depot receipt)**	Paint and supplies for patio job: Behr 5-gal paint, mini roller tray, roller covers, caulk.	**$202.54**	View
11/10/2020	**Tri-Valley Roofing (Bid #20285)**	Tear off existing roof and reroof with CertainTeed Landmark dimensional shingles (new edge metal, underlayment, roof jacks, flashings, ridge, 5 O'Hagin vents). Replace eaves.	**$9,196.00**	View
05/04/2021	**Fence Factory**	Furnish and install 4 new support posts along alley; straighten existing wood fence; galvanized postmasters attached to damaged wood posts and anchored to block wall.	**$997.00**	View
12/10/2021	**Greg Diaz (Invoice #564824)**	Troubleshoot why lights flicker on and off	**$270.00**	View
12/10/2021	**Medina Sewer & Drain Cleaning (#2670)**	Remove both toilets and install new wax rings (hall and master baths), caulk toilet bases; snake master bath sink; snake kitchen sink drain from outside cleanout.	**$364.97**	View
02/04/2022	**Clark Builders Inc.**	Patio build — materials $4,908.34 (lumber, roofing, plywood/brackets/Lexan, paint), labor $10,520.00, markup $818.06; $525 credit for switch to torch-down roof; gutter and stucco patch modifications at no charge.	**$14,903.34**	View

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01/23/2023	**Pacific Sewer & Drain**	Install customer-supplied 40-gal water heater (6-yr warranty), parts and labor.	**$1,199.61** labor $435.00 / materials $764.61	View
09/11/2023	**Plumb Perfect Plumbing (Invoice #42977)**	Water heater T&P valve dripping: checked water pressure (120 PSI), installed 3/4" Wilkins/Zurn pressure regulator (house had none), checked T&P line — now 55 PSI, no more drips.	**$322.28** materials $186, labor $120, tax $16.28	View
03/12/2024	**Mike Kelley's Plumbing (#6818)**	Main line plugged — ran cable from 2" kitchen cleanout to clear line; noted line needs a 4" cleanout by front of house.	**$110.00** $150 service call less $40 discount	View
04/03/2024	**Mike Kelley's Plumbing (#6505)**	Clean out: dug down and located sewer line with camera from vent; cut line and installed 2-way cleanout (2 Fernco bands, 1 sewer popper); re-camerated line and ran cable all the way out.	**$775.00** $875 less $100 discount	View
05/20/2024	**Mid Coast Glass Co. (Invoice #58051)**	Rescreen with black fiber mesh: kitchen window screen, two back bedroom screens, and sliding patio door screen with new pull handle. Completed 05/20/2024.	**$366.00**	View
07/31/2024	**Pacific Sewer & Drain**	Bathtub: remove and replace waste and overflow on hall tub and install touch-toe drain — 6 hrs labor plus parts.	**$380.00**	View
08/16/2024	**Ecola Termite & Pest Services**	Treat for subterranean termites with Termidor HE (fipronil); remove visible termite tubes; full-structure 2-year warranty (ongoing warranty $400/yr).	**$1,995.00**	View
08/28/2024	**Carpet One Santa Maria (Order CG404539)**	Flooring, both bathrooms: remove old sheet vinyl, underlayment and baseboards; install new 5.5mm sheeting; install Sutton Stone sheet vinyl (full glue-down); install 3-1/4" Coronado baseboard; remove and reset toilets. Ordered 07/26/2024.	**$1,117.60**	View
09/16/2024	**Solid Coat Painting (Invoice #626)**	Prep and repaint (2 coats) both bathrooms — walls only; includes paint and materials. Invoiced 08/27/2024.	**$800.00**	View
09/17/2024	**Barry Kesteren Construction (Invoice #2018)**	Remove and replace 8 crawl space vents at $44 each.	**$352.00**	View
10/16/2024	**F&S (Flores and Sons) Construction — Jose Flores**	Drywall, both back bedrooms: demo drywall and insulation on south walls; install new R-13 insulation; hang, tape, mud and texture new 1/2" drywall; ceiling patch; re-nail baseboards; haul debris.	**$2,100.00**	View

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10/26/2024	**Robert Mowery — POC Painting (Proposal #2402)**	Paint both back bedrooms: ceilings, walls, window sills and baseboards; prime new drywall; caulk baseboards; fill holes. Excludes doors and door trim. Accepted 10/28/2024.	**$1,080.00** labor $1,000, materials $80	View
	CLV Landscape	Concrete work. Material + Labor. Grey color + stamp.	**$9,500.00**	View
12/02/2024	**Longevity Plumbing Services (#0602)**	Removed garbage disposal and installed sink drain with new PVC to P-trap; removed soap dispenser and capped it.	**$200.00** parts $15, labor $185; a $25 discount line also appears	View
04/10/2025	**Mid Coast Glass Co. (Invoice #59291)**	Replace broken dual-glaze unit in front bathroom window (stationary portion of sliding window). Approved 04/02/2025, installed 04/10/2025.	**$291.00** incl. $10.94 tax	View
04/11/2025	**Mike Kelley's Plumbing (#2713)**	Ran sewer line with cutter head after finding a bubble in the Orangeburg pipe on camera; installed vanity and hooked it all up — 4 hrs labor at $120/hr.	**$480.00**	View
05/01/2025	**Watt Electric**	Demo existing receptacle and junction box; install junction box in requested location; install GFCI and cover plate; electrical makeup; test.	**$200.00**	View
05/09/2025	**Mid Coast Glass Co. (Invoice #59387)**	Remove rusted screws from 7 windows and 1 patio door; provide and install 32 new screws with caps. Invoiced 05/20/2025.	**$250.77** incl. $1.47 tax	View
	Mid Coast Glass Co.	7 windows + slider	**$3,500.00**	N/A
05/28/2025	**Quality Overhead Door**	Furnish and install 16' x 7' long-panel white steel sectional garage door with vinyl trim; haul away old door and opener; LiftMaster chain-drive opener with battery backup, 2 remotes and push button. Proposal dated 04/07/2025.	**$2,295.00** door $1,650 + opener $745, less $100 senior discount	View
09/05/2025	**Terrones Plumbing (Invoice #8106)**	Remove and replace leaking drain piping at kitchen sink; snake kitchen sink line.	**$184.91**	View
09/16/2025	**Terrones Plumbing (Invoice #8144)**	Install customer-supplied vanity in hall bathroom; replace hot and cold angle stops and supply lines; install vanity drain piping.	**$326.93**	View
10/23/2025	**Terrones Plumbing (Invoice #8254)**	Remove and reset toilet in master bathroom.	**$275.12** $285.12 less $10 discount	View
06/15/2026	**Watt Electric (Invoice #5227)**	Inspect bathroom ceiling light fixture and associated switch; verify electrical makeup and connections. Note: "Ship To" address is 712 West Ocean Ave (circled).	**$115.00**	View
TOTAL			**$45,213.86**	