

# Service Issues

| Issue # | Open     | Unit    | Issue                              | Category       | Description                                                                       | Resolution | Vendor             |
|---------|----------|---------|------------------------------------|----------------|-----------------------------------------------------------------------------------|------------|--------------------|
| 1275    | 02/26/15 | A       | Clogged Sink                       | Drains         | Tenant stated last time techs came out unable to                                  |            | Maintenance- CPR   |
| 1987    | 03/25/15 | A       | Annual Inspection 3/27             | Inspection     | Dave K.                                                                           |            | Maintenance- CPR   |
| 1988    | 03/25/15 | B       | Annual Inspection 3/27             | Inspection     | Dave K.                                                                           |            | Maintenance- CPR   |
| 2119    | 03/31/15 | A       | Clean area behind laundry room     | Cleaning       | Clear trash between laundry room/shack and fence                                  |            | Maintenance- CPR   |
| 2122    | 03/31/15 | B       | Itemized list from SFR Inspection  | Maintenance    | 1. Check exterior sensor light (missing bulb)/get it                              |            | Maintenance- CPR   |
| 3888    | 06/18/15 | B       | Possible Leak                      | Maintenance    | The wood the in the bathroom next to the sink is c                                |            | Maintenance- CPR   |
| 5149    | 08/21/15 | A       | Shower/Toilet                      | Maintenance    | Tenant called stating something fell from her dive                                |            | Maintenance- CPR   |
| 8829    | 02/09/16 | B       | Garbage Disposal Leaking H2O       | Maintenance    | Tenant called stated water is leaking bad from un                                 |            | Maintenance- CPR   |
| 9124    | 02/22/16 | A       | annual                             | <Unassigned>   | annual                                                                            |            | Maintenance- CPR   |
| 10210   | 04/02/16 | B       | U/T Maint                          | Maintenance    |                                                                                   |            | CP Mngmt, Inc      |
| 10211   | 04/02/16 | B       | U/T Paint                          | Painting       |                                                                                   |            | CP Mngmt, Inc      |
| 10212   | 04/02/16 | B       | U/T Clean                          | Cleaning       |                                                                                   |            | CP Mngmt, Inc      |
| 10213   | 04/02/16 | B       | U/T Carpet Replacement             | Flooring       |                                                                                   |            | Star Flooring & Re |
| 10299   | 04/05/16 | B       | Pick-up Paint                      | Painting       | Bite-Away to perform facia replacement for about                                  |            | Maintenance- CPR   |
| 10428   | 04/11/16 | A       | Clogged Sink/Toilet                | Maintenance    | 1. Clogged Sink                                                                   |            | Maintenance- CPR   |
| 12195   | 06/27/16 | B       | refrigerator is leaking            | Appliances     | refrigerator leaks a puddle about the size of a fryi                              |            | Van Deutch Applia  |
| 12196   | 06/27/16 | B       | maintenance repairs                | Maintenance    | 1-front window lock not working                                                   |            | CP Mngmt, Inc      |
| 13644   | 08/23/16 | B       | Weeds                              | <Unassigned>   | Cut down weeds on property.                                                       |            | Corbella Landscap  |
| 17143   | 01/04/17 | B       | Leak investigation                 | Plumbing       | Neighbor next door claims water is running from c                                 |            | Gilbert Munoz DBA  |
| 18711   | 02/23/17 | <Multi> | Annual Inspection                  | Inspection     | inspection                                                                        |            |                    |
| 19073   | 03/02/17 | B       | BACK Door sticks                   | Window & Doors | PM - BD / SB - Sand down back door because it s                                   |            | Maintenance- CPR   |
| 19074   | 03/02/17 | A       | Needs combo lock on back shed      | Locks / Keys   | PM - BD / SB - Get combo lock for back shed so it 03-09 HV will go back this week |            | Maintenance- CPR   |
| 19422   | 03/16/17 | B       | showerhead leaking                 | Plumbing       | PM - BD / SB - the showerhead is leaking 03/21-JB will contact tnt for appt       |            | Maintenance- CPR   |
| 19423   | 03/16/17 | B       | fridge is leaking                  | Appliances     | PM - BD / SB - The fridge is leaking                                              |            | Van Deutch Applia  |
| 21080   | 05/12/17 | A       | tightening door knobs              | Locks / Keys   | PM - BD / SB - Please tighten the gate key to get                                 |            | Maintenance- CPR   |
| 25165   | 10/24/17 | A       | Getting bid on painting exterior   | Painting       | PM - BD / SB - Getting bid from Superior to paint                                 |            | Superior Custom P  |
| 25226   | 10/26/17 | A       | remove tow away signs on building  | Maintenance    | PM - BD / SB - Remove the "tow away" away sign                                    |            | Cal-Prop Mgmt      |
| 25523   | 11/09/17 | A       | Replace Cascade and repair utility | Maintenance    | PM - BD / SB - The utility closet looks really roug                               |            | Cal-Prop Mgmt      |
| 25530   | 11/09/17 | A       | haulaway items                     | Maintenance    | PM - BD / SB - Haulaway items                                                     |            | Antonio Pelayo     |
| 25602   | 11/13/17 | A       | One Time Clean up                  | Landscape      | PM - BD / SB - One Time clean up per owners re                                    |            | Rulys Landscape &  |
| 25658   | 11/15/17 | A       | bathroom sink and shower draini    | Plumbing       | PM - BD / SB - The bathroom sink and shower a                                     |            | Cal-Prop Mgmt      |
| 25845   | 11/27/17 | A       | Replace lock in the back storage   | Locks / Keys   | PM- BD / SB - Remove and replace the lock on ti                                   |            | Cal-Prop Mgmt      |
| 26211   | 12/08/17 | A       | Take down Shed                     | Maintenance    | PM - BD / SB - There is a small shed in the back                                  |            | Cal-Prop Mgmt      |
| 28254   | 03/05/18 | A       | trim palm trees and remove dirt    | Maintenance    | PM - BD / SB - IN preparation for the painting ren                                |            | Rulys Landscape &  |
| 29220   | 04/13/18 | A       | mailbox, lights, sand paper tape   | Maintenance    | PM - BD / SB - Install new WHITE mailboxes, WH                                    |            | CP Mngmt, Inc      |
| 31244   | 07/23/18 | B       | Fridge is leaking from bottom      | Maintenance    | PM - BD / SB - the fridge is leaking from the botto                               |            | Van Deutch Applia  |
| 32053   | 08/23/18 |         | One time clean up                  | Maintenance    | PM - BD / SB - One time clean up                                                  |            | Rulys Landscape &  |
| 32437   | 09/06/18 | B       | Shower head and toilet seat        | Maintenance    | PM - BD / SB - When the showerhead broke off a                                    |            | CP Mngmt, Inc      |
| 34506   | 12/07/18 | A       | garbage diposal non function and   | Maintenance    | PM - BD / SB - Slow draining sink and Garbage d                                   |            | CP Mngmt, Inc      |
| 35746   | 02/04/19 | A       | Annual Inspection                  | Inspection     | PM - BD / SB - Annual inspection                                                  |            | CP Mngmt, Inc      |
| 36586   | 03/09/19 | B       | Annual inspection items            | Maintenance    | MP - BD / SB -                                                                    |            | CP Mngmt, Inc      |
| 36587   | 03/09/19 | A       | water heater closet                | Maintenance    | PM - BD / SB - water heater shed needs to be ref                                  |            | CP Mngmt, Inc      |
| 36621   | 03/11/19 | A       | Shower handle broke off            | Maintenance    | PM - Bd / SB - Shower handle broke off. You will                                  |            | CP Mngmt, Inc      |
| 37720   | 04/23/19 | B       | shower leaking                     | Maintenance    | PM - BD / SB - Just a note to let you know that my                                |            | CP Mngmt, Inc      |

|       |          |         |                                    |              |                                                      |                     |
|-------|----------|---------|------------------------------------|--------------|------------------------------------------------------|---------------------|
| 39035 | 06/19/19 | B       | shower head, water leak, toilet, w | Maintenance  | PM - BD / SB -                                       | CP Mngmt, Inc       |
| 39036 | 06/19/19 | A       | landscaping                        | Landscape    | PM - BD / SB - **YOU WILL NEED A KEY TO T            | CP Mngmt, Inc       |
| 39524 | 07/12/19 | B       | water intrusion in bathroom, comir | <Unassigned> | tenant sent pics, Louis called Phil and tenant, ten  | CP Mngmt, Inc       |
| 39635 | 07/17/19 | A       | rebuild toilet                     | Maintenance  | PM - BD / SB - rebuild the toilet as it takes a coup | CP Mngmt, Inc       |
| 40151 | 08/09/19 | A       | finish work for bathroom           | Maintenance  | PM - BD / SB - finish work for the bathroom. Che     | CP Mngmt, Inc       |
| 40758 | 09/05/19 | A       | Install new tile and demo shower s | Demolition   | Install new tile and demo shower surround            | San Diego Rock N    |
| 40771 | 09/06/19 | A       | demo work for shower replacemer    | Plumbing     | PM - BD / SB - demo work for shower replacemer       | San Diego Rock N    |
| 40863 | 09/12/19 | B       | repair drywall and patch           | Maintenance  | PM - BD SB - repair the drywall and paint as nee JT  | CP Mngmt, Inc       |
| 41155 | 09/26/19 | <Multi> | annual inspection 10.15.19         | Maintenance  | pm - bd/ sb - annual inspection                      | CP Mngmt, Inc       |
| 41393 | 10/05/19 | <Multi> | annual inspection 10.15.19         | Maintenance  | pm - bd / sb - annual inspection 10.15.19            | CP Mngmt, Inc       |
| 41754 | 10/18/19 | <Multi> | 11/25 & 11/26 annual inspection n  | Maintenance  | pm - bd / sb -                                       | CP Mngmt, Inc       |
| 43469 | 01/10/20 | A       | kitchen sink won't drain           | Maintenance  | pm - bd / sb - kitchen sink won't drain              | Drain Patrol        |
| 45736 | 05/13/20 | A       | garbage disposal not working & cf  | Maintenance  | pm - bd / sb - garbage disposal isn't working & ch   | CP Mngmt, Inc       |
| 45987 | 05/29/20 | B       | fridge is leaking                  | Appliances   | pm - bd / sb - Also, if you could have a refrigerato | Van Deutch Applia   |
| 46306 | 06/09/20 | A       | one time clean up                  | Maintenance  | pm - bd/ sb- one tme clean up                        | Aztec Pest Control  |
| 46624 | 06/24/20 | A       | garbage disposal isn't working     | Maintenance  | pm - bd / sb - garbage disposal isn't wrking and di  | CP Mngmt, Inc       |
| 52752 | 04/02/21 | B       | medicine cabinet & low water pres  | Maintenance  | pm- bd / sb - replace medicine cabinet in bathroo    | Maintenance- CPR    |
| 53312 | 05/03/21 |         | one time clean up                  | Maintenance  | pm - bd /sb -one time clean up                       | Rulys Landscape &   |
| 53544 | 05/19/21 | B       | Pre lim - schedule for June 1, 202 | Maintenance  | pm - bd /sb - move in 4/2016 move out 06/2021        | Maintenance- CPR    |
| 53924 | 06/04/21 | B       | U/T Maint                          | Maintenance  | \$900 corner to corner                               | CP Mngmt, Inc       |
| 53925 | 06/04/21 | B       | U/T Paint                          | Painting     |                                                      | Superior Custom P   |
| 53926 | 06/04/21 | B       | U/T Clean                          | Cleaning     |                                                      | CP Mngmt, Inc       |
| 53927 | 06/04/21 | B       | U/T Carpet                         | Flooring     | Asset in RM.                                         | Star Flooring & Rei |
| 54692 | 07/19/21 | B       | Punchlist walkthrough items        | Maintenance  | pm - bd / sb -                                       | Maintenance- CPR    |
| 56032 | 08/03/21 | B       | SOC items                          | Maintenance  | pm- bd/ sb -                                         | Maintenance- CPR    |
| 57687 | 09/09/21 | B       | bee hive removal                   | Maintenance  | pm- bd / sb - bee hive removal                       | Bee Best Bee Rerr   |
| 57935 | 09/21/21 | B       | replace bottom shelf               | Appliances   | pm - bd / sb - replace bottom shelf. Serial number   | ZVan Deutch Refri   |
| 58083 | 09/28/21 | A       | Annual Inspection schedule 10/07.  | Maintenance  | pm - bd / sb - annual inspection                     | Maintenance- CPR    |
| 58980 | 11/04/21 | B       | shower is backing up               | Maintenance  | pm - bd / sb - shower is backing                     | Drain Patrol        |
| 59060 | 11/09/21 | A       | open wood box outside              | Maintenance  | pm - bd / sb - open wood box outside to tenant ca    | Maintenance- CPR    |
| 59311 | 11/28/21 | B       | Plumbing- shower handles           | Plumbing     | The handles for the shower faucet aren't properly    | Maintenance- CPR    |
| 60484 | 02/01/22 | A       | open wood box to reset breakers    | <Unassigned> |                                                      |                     |
| 60859 | 02/22/22 | B       | Prelim                             | <Unassigned> | call tenants                                         | Maintenance- CPR    |
| 61006 | 03/01/22 | B       | U/T Maint                          | Maintenance  |                                                      | Maintenance- CPR    |
| 61007 | 03/01/22 | B       | U/T Paint                          | Painting     | T/O cabinets, around light in den, baseboards        | Kennedy Painting    |
| 61008 | 03/01/22 | B       | U/T Clean                          | Cleaning     | spiff clean after UT                                 | Maintenance- CPR    |
| 61009 | 03/01/22 | B       | U/T Carpet                         | Flooring     |                                                      | Star Flooring & Rei |
| 61542 | 03/28/22 | B       | Zillow Ad 3890 37th st #B          | <Unassigned> |                                                      |                     |
| 62021 | 04/21/22 | B       | Haul away trash from back yard p   | Trash        |                                                      | Antonio Pelayo      |
| 62113 | 04/26/22 | B       | install a lockable mailbox on unit | Maintenance  | Kingsley                                             | Maintenance- CPR    |
| 62385 | 05/11/22 | B       | Closet light                       | Maintenance  | closet light does not turn on. New bulb installed. S | Maintenance- CPR    |
| 62740 | 06/04/22 | B       | Appliances                         | Appliances   | fridge leaking on inside...possibly condenser        | ZVan Deutch Refri   |
| 62957 | 06/20/22 | B       | Order Recycle trash bin            | Trash        | Order Recycle trash bin                              | Maintenance- CPR    |
| 63025 | 06/25/22 | B       | Appliances                         | Appliances   | Fridge is still leaking                              | ZVan Deutch Refri   |
| 63562 | 07/23/22 | B       | 4x palmetto cockroaches found in:  | Pest Control | 4x palmetto cockroaches found inside unit. Pleas     | Aztec Pest Control  |
| 64744 | 09/13/22 | A       | U/T Maint                          | Maintenance  |                                                      | Maintenance- CPR    |
| 64745 | 09/13/22 | A       | U/T Paint/Kennedy                  | Painting     |                                                      | Maintenance- CPR    |
| 64746 | 09/13/22 | A       | U/T Clean                          | Cleaning     | 4Hrs common                                          | Maintenance- CPR    |

|       |          |   |                                     |                |                                                                          |                                                       |                     |
|-------|----------|---|-------------------------------------|----------------|--------------------------------------------------------------------------|-------------------------------------------------------|---------------------|
| 64747 | 09/13/22 | A | U/T Carpet                          | Flooring       |                                                                          | Redi Invoice SDY0015250                               | Redi Carpet Inc     |
| 64917 | 09/19/22 | B | Fence was damaged due to break      | Maintenance    | Fence was damaged due to break-in over the wet                           |                                                       | Maintenance- CPR    |
| 65801 | 10/27/22 | A | Touch up paint, appliances and fir  | Maintenance    | install all appliances                                                   |                                                       |                     |
| 65805 | 10/27/22 | A | Additional U/T Maint                | <Unassigned>   | Work added to unit turnover s/o 64744 which was                          |                                                       | Maintenance- CPR    |
| 65935 | 11/01/22 | B | Plumbing                            | Plumbing       | very weak water flow and pressure from all water                         |                                                       | Maintenance- CPR    |
| 65966 | 11/02/22 | B | No water at unit out of any faucets | Plumbing       | No water at unit at all                                                  | work performed on SO 65935                            | Maintenance- CPR    |
| 66494 | 11/26/22 | B | Emergency                           | <Unassigned>   | Back fence broken into. Police responded. Needs                          |                                                       |                     |
| 66512 | 11/28/22 | B | Please screw back fence boards t    | Maintenance    | Please screw back fence boards back in place.                            |                                                       | Maintenance- CPR    |
| 66831 | 12/06/22 | B | Annual Inspection 12/7              | Inspection     | Annual Inspection 12/7                                                   |                                                       | Tom Craig           |
| 66973 | 12/12/22 | A | Replace counters and back splash    | Maintenance    | Replace counter tops and back splash in kitchen. SD Rock Invoice # 18307 |                                                       | San Diego Rock N    |
| 67015 | 12/14/22 | B | Emergency: Fridge/Freezer not w     | Appliances     | Emergency: Fridge/Freezer not working. All food i                        |                                                       | Frank's Appliance : |
| 67020 | 12/14/22 | B | Quote to Replace 16 or 17 c/f whit  | Appliances     | Quote to Replace 16 or 17 c/f white fridge                               |                                                       | Aztec Appliance     |
| 70994 | 06/01/23 | B | U/T Maint                           | Maintenance    | completed                                                                |                                                       | Maintenance- CPR    |
| 70995 | 06/01/23 | B | U/T Paint                           | Painting       | Touch up                                                                 | touch up interior                                     | Maintenance- CPR    |
| 70996 | 06/01/23 | B | U/T Clean                           | Cleaning       | Details                                                                  | completed                                             | Maintenance- CPR    |
| 70997 | 06/01/23 | B | U/T Carpet                          | Flooring       |                                                                          |                                                       | Star Flooring & Rei |
| 72056 | 06/28/23 | B | 3890 37th Street #B - Vacancy Cl    | Cleaning       | Tenant moves in Friday and unit needs a cleaning                         |                                                       | Maintenance- CPR    |
| 73658 | 07/29/23 | B | 3890 37th Street #B- Remove Filr    | Maintenance    | 3890 37th Street - tenant is requesting remove Fil                       | remove film from windows                              | Maintenance- CPR    |
| 76989 | 12/07/23 | A | Annual inspection on 2/14/24        | Inspection     | Annual inspection on 2/14/24                                             |                                                       | Maintenance- CPR    |
| 78192 | 01/27/24 | B | Plumbing                            | <Unassigned>   | Pipes under kitchen sink became loose, rubber rit                        | reconnected drain pipes under sink                    | Drain Patrol        |
| 78483 | 02/06/24 | B | Plumbing                            | Plumbing       | garbage disposal doesn't work                                            | reset/unjammed garbage disposal Inv#789; Drain Patrol |                     |
| 78652 | 02/13/24 | B | Lever door handle slides off        | Window & Doors | Outside door to enter apartment--The lever handl                         | Installed new handle & deadbolt lock -ra              | Maintenance- CPR    |
| 83193 | 06/12/24 | B | Termites                            | Pest Control   | Termites reported 3/21                                                   | Quote approved, Inv# W9258                            | IPM4YOU Pest an     |
| 83240 | 06/17/24 | A | Estimate                            | Landscape      | Palm tree trimming                                                       | Palm trees removal approved. 6/20 MD                  | Corbella Landscap   |
| 87080 | 11/27/24 | B | Tenant reports a ceiling leak corni | Plumbing       | "My ceiling is leaking from the upstairs unit's                          |                                                       | Maintenance- CPR    |
| 87426 | 12/12/24 | A | Annual Inspections 12/12/2024       | Inspection     | 3890 37th St A                                                           |                                                       | Maintenance- CPR    |
| 88495 | 02/03/25 | B | Appliances                          | Plumbing       | Kitchen sink faucet became loose, and is shifting                        | Completed on 89664                                    | Maintenance- CPR    |
| 88762 | 02/15/25 | B | Broken fence                        | Maintenance    | Rain/wind caused fence to separate neighbor's pr                         | Neighbor fixed fence.                                 |                     |
| 89664 | 03/26/25 | B | Appliances                          | Plumbing       | Broken Kitchen Faucet                                                    | 4/15/25 DJ                                            | Maintenance- CPR    |