Cost summary: parts and labor, work order WO-2026-1187 (unit C-214)

Larkfield Property Services is a fictional company; CC0 1.0.

Item	Description	Supplier	Qty	Unit cost	Total
WH-40E	Water heater, 40 gal electric, 4500 W	Example Plumbing Supply	1	$612.00	$612.00
DP-24	Drain pan, 24 in, with fitting	Example Plumbing Supply	1	$28.50	$28.50
ET-2	Thermal expansion tank, 2 gal	Example Plumbing Supply	1	$54.75	$54.75
SL-18	Braided supply line, 3/4 in x 18 in	Example Plumbing Supply	2	$14.20	$28.40
MISC	Fittings, thread tape, solder	Shop stock	1	$17.35	$17.35
LAB	Labor, A. Delgado (Oct 19 and 20)		5.5 h	$68.00	$374.00
DISP	Disposal of old tank	County transfer station	1	$15.00	$15.00
Total charged to building C maintenance budget					**$1,130.00**

Work order WO-2026-1187

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Property: Larkfield Commons, building C
Unit: C-214
Opened: Monday, October 19, 2026
Closed: Wednesday, October 21, 2026
Technician: A. Delgado
Category: Plumbing

Request

Resident reported no hot water since the morning of October 19 and a small puddle under the water heater closet door.

Findings

- 40-gallon electric water heater, installed 2013. Tank leaking at the bottom seam; not repairable.
- Drain pan present but cracked, so water reached the hallway floor.
- Subfloor dry when checked with a moisture meter. No damage to the unit below (C-114).

Work done

1. Shut off water and power to the heater; drained and removed the old tank.
2. Installed a new 40-gallon heater, new drain pan, expansion tank and supply lines.
3. Filled, checked for leaks, restored power. Outlet temperature 120 °F after 90 minutes.

Parts and labor are itemized on page 1 of this packet. Sign-off is on page 3.

Completion and sign-off

Work order: WO-2026-1187, unit C-214

Check	Result	Notes
Hot water at kitchen and bath	Pass	120 °F at kitchen tap
No leaks after 24 hours	Pass	Checked October 21, 9:30 a.m.
Old tank removed from site	Pass	Recycled at county transfer station
Closet and hallway cleaned	Pass	

Technician: _____ Date: _____

Property manager: _____ Date: _____