



Handy guys and Workorders – Pro Tip from Sven - Sometimes you have to Improvise!

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Work orders are important so as to maintain components of residential homes and apartments in their current or better operating condition. These maintenance expenses can be expensive for sure so doing them in a cost-effective way is important. Also, one has to make repairs in a timely manor as per NM UORRA laws. That is where the balance exists time vs. money. I wanted to share another story about how a good handy man, in my case Sven, was able to complete a work order in a timely manner for no materials cost. Here's how he improvised!

Sven has been my sr. handy guy and specialty cleaner for both apartment and single-family home make readies and work orders for years. We get a work order to repair a closet door that has come off its bottom pivot. This bifold closet door was repaired in the make ready process just a couple of weeks before. Sven is not sure what happened. We ask the tenant for and receive a photo of the problem which really doesn't help in determination of what to do or how to make repairs. What supplies are needed? The pivot is new from the make ready process and has not failed. Hard to buy supplies for repairs when you don't know what the repairs are needed. Buy the wrong supplies and you are making multiple trips to the home supply store which costs time which is money. Sven goes to the property and finds that the new pivot is fine, and that the hole for it has enlarged in width and pushed lengthwise through the closet frame into open space, meaning the pivot just pushed into the interior of the door and it can't hold the weight of the door itself.

There are a couple of choices, 1) repair the closet door with some glue, or perhaps replace the closet door, etc., or, 2) put a washer between the pivot and the bottom of the door to support the door on the pivot and keep the pivot from penetrating the door such that it can support the door weight. Sven thought there was nothing else wrong with the door and, 1) above was not needed and would add more time and materials costs, so he decides to try 2) above. He carries a power drill and some basic tools with him for workorders. In addition, he has a bag of various size nails, screws, and parts that can be useful for simple repairs. He finds a metal L bracket in this bag (from some blinds??) which he's able to flatten with a hammer and then expand the hole in it to fit the pivot with a metal drill bit – he created a bracket to address this situation. He screws it to the bottom of the door via another hole in the new bracket, attaches the pivot through the other hole, and puts the closet door in. Problem solved! No materials cost by improvising an existing part to work and no extra time to visit the home supply store. In fact, he was in and out in 20 minutes! Work order closed!!

Sven is very good at not just performing work orders but at doing them with a level of detail resulting in cost effective repairs. If you need a great property manager that has a great handy guy like Sven, call me.