

Workorders – Hands on Property Manager saving owners money!

by Jeff Zank, ARM®, President Rancho Property Works LLC, Instructor, Consultant and Investor

Had a work order this week for a couple of items at the same property. 1) the kitchen facet was leaking underneath the sink, and 2) the fiberglass shower surround in the master bathroom was becoming detached from the wall. Keep in mind that I have to use the right licensed people for plumbing, HVAC and electrical projects. Other projects can be done by handy people.

My plumber says \$500 to replace the facet. However, if the owner supplies a facet for the plumber to install its half that total for installation labor only. So, I pick up a very nice, new, highly rated kitchen facet that's on sale for \$75 (about half off list price) and have the plumber install it. At the day of the day, I saved my owner about \$175 in costs and we were able to choose a decent replacement product that the tenant and owner both like, that will last awhile. Win-win for owner and tenant!



So, the fiberglass / synthetic bath and shower surround is becoming detached from the wall on one side. All my kitchen and bath guys tell me they will charge \$500 to repair this best case. Or they will say you should replace that with tile and give me an estimate for \$1500 as they really want to do bigger ticket remodel projects not the small ones like this. I have my handy guy go over and empty the 10 oz. Tub Surround caulk behind the fiberglass and brace it side to side so it will dry attached to the wall. He goes back the next day and removes the bracing and finishes with caulking in the tub for less than 3 hours of work with a labor total of less than \$100. Another maintenance project where I save the owner a few hundred dollars by making a simple repair with the right resource / person. Another win-win for the tenant who got the repairs done quickly and the owner who saved money by having Rancho as their hands-on property manager.

If you, your friends or family need a property manager that that's hands on with maintenance items / work orders while saving owners money, please call or email me.