



Waters Plumbing Heating & Air

21115 Longeway Rd, Unit B
Sonora, CA 95370

INVOICE	#74363
SERVICE DATE	Dec 12, 2023
INVOICE DATE	Dec 21, 2023
DUE	Upon receipt

AMOUNT DUE	\$787.50
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Mill Villa Estates
18717 Mill Villa Rd
Jamestown, CA 95327

☎ (209) 288-9661
✉ millvilla@ipgliving.com

CONTACT US

☎ (209) 533-1010
✉ watplumb51@yahoo.com

Service completed by: Robert Painter

INVOICE

Services

Irrigation leak in front of clubhouse

When we arrived on site and met with Adam we were shown an area where water has been coming out of the ground near some irrigation and the gate to the pool area. We started with shaving the grass so we could reinstall it when we're done with the repair. Just under the grass I found a couple of lines a 3/4" sprinkler line a 2" supply line and a couple of electrical lines. 1 of them had been cut by someone previously and another with No Conduit to protect the Romex that shouldn't even be in the ground. Because of the broken electrical and the exposed Romex I used my large shop vac to remove the mud and rocks to expose the leaky 2" SCH 40 PVC supply leaking from a glue coupler. When we looked for a valve to isolate the line we found a ball valve in front of the office we were able to close and stop the leak until we can make the repair.

Total

\$787.50

Thank you for letting Waters Plumbing Heating & Air be of service to you.
License # 463958

INVOICE

Venture General Contracting Corp.
16759 Nandina Ave
Riverside, CA 92504

venturegccorp@gmail.com
(951) 476-9999

Mill Villa Estates

Bill to
Mill Villa Estates
18717 Mill Villa Rd
Jamestown, CA 95327

Invoice details
Invoice no.: 1767
Terms: Due on receipt
Invoice date: 11/13/2023
Due date: 11/13/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Services Emergency leak repair - labor assistance. 3 men, 6 hours total		6	\$85.00	\$510.00

Total

\$510.00

Ways to pay

BANK

Note to customer

Thank you for giving us the opportunity to serve you. Please pay from this invoice.

Pay invoice

004278



Roto-Rooter
1274 Dupont Court
Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO

Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23905

INVOICE DATE
Oct 31, 2024

JOB ADDRESS

Mill Villa Estates
18717 Mill Villa Road #340
Jamestown, CA 95327 USA

Completed Date: 10/31/2024
Payment Term: Due Upon Receipt
Due Date: 10/31/2024

DESCRIPTION OF WORK

Arrived on site to find mainline, holding water. Pull toilet in back bathroom and ran senior machine down 50' and didn't hit a blockage. Pulled machine back and looked under house. Found section of pipe where glue seal was broken on 3" mainline and a belly had formed likely causing the backup. Pulled section of pipe with the broken glue seal and re-glued. Used P-Tape to level and strap section that had the belly. Ran water down kitchen sink, Toilet, and bathroom sink to make sure water was flowing. Water ran out of the pipe into the main indicating the water was no longer backing up. Noticed sink was leaking out of 1½ line dropping into the main. Fixed using a Ferco and no more leaks occurred. No further issues at this time.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLR	Plumbing Labor Residential M-F REG: Plumbing Labor Residential Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	3.00	\$230.75	\$692.25
Gold Customer Discount	Gold Customer Discount: Gold Customer Discount 20% off labor	3.00	\$-46.15	\$-138.45

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
F1056150	Fernco 1-1/2 in. Cast Iron and Plastic Flexible Coupling P/N F1056150	1.00	\$18.33	\$18.33

SUB-TOTAL	\$572.13
TAX	\$1.33
TOTAL DUE	\$573.46
BALANCE DUE	\$573.46

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type	Credit Card #	EXP	CVC
Name on card			
Signature			
Remit to:			

Amount Due:

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.



Sign here

Date 10/31/2024

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Roto Rooter pursuant to the contract terms. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature her signifies my full and final acceptance of all work performed.



Sign here

Date 10/31/2024



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23760

INVOICE DATE
Oct 08, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road #unit 425
Jamestown, CA 95327 USA

Completed Date: 10/8/2024
Payment Term: Due Upon Receipt
Due Date: 10/8/2024

DESCRIPTION OF WORK

Arrived on site to find dirt already backfilled by Jason, all that was left was the rock to back fill and smooth out. Back filled Rock, sprayed down with water to wash dirt into rocks. Sprayed off walkway, used rag to clean up dirt on fence and side of house. Picked up caution tape and bags left behind smoothed out rock. All is well at this time.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLC	Plumbing Labor Commercial M-F REG: Plumbing Labor Commercial Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	3.00	\$230.75	\$692.25

SUB-TOTAL \$692.25

TAX \$0.00

TOTAL DUE \$692.25

BALANCE DUE \$692.25

Thank you for choosing Roto-Rooter Sonora



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23715

INVOICE DATE
Sep 27, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 9/27/2024
Customer PO: Space 438 Leak at Utility Box
Payment Term: Due Upon Receipt
Due Date: 9/27/2024

DESCRIPTION OF WORK

Arrived on site. Water coming from communication box, water leaking from unit 425, dug approx 10ft by 4ft hole, observed leak, put on repair coupling.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLC	Plumbing Labor Commercial M-F REG: Plumbing Labor Commercial Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	12.00	\$230.75	\$2,769.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
MISS3X4	MISSION 3X4 ARC 4BAND COUPLING PLXPL	1.00	\$34.50	\$34.50

SUB-TOTAL \$2,803.50

TAX \$2.50

TOTAL DUE \$2,806.00

BALANCE DUE \$2,806.00

Thank you for choosing Roto-Rooter Sonora



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23730

INVOICE DATE
Oct 01, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 10/1/2024
Payment Term: Due Upon Receipt
Due Date: 10/1/2024

DESCRIPTION OF WORK

Repair on 15' of 3/4" copper pipe

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLC	Plumbing Labor Commercial M-F REG: Plumbing Labor Commercial Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	4.00	\$230.75	\$923.00
PPC	Pro Press Commercial: Pro Press Equipment Charges Commercial	1.00	\$50.00	\$50.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
SBAG	QUICKRETE -ALL PURPOSE SAND	8.00	\$20.00	\$160.00
A10075808	3/4 In. Copper x Male Adapter P/N A10075808	1.00	\$16.96	\$16.96
V78177	ProPress® 3/4 in. Press Coupling (Less Stop) P/N V78177	1.00	\$18.83	\$18.83

V77022

Viega ProPress® 3/4 In. Press Short Radius 90 Degree Elbow
P/N V77022

1.00

\$10.73

\$10.73

typ1

3/4 type L at a 20'

1.00

\$135.19

\$135.19

SUB-TOTAL

\$1,314.71

TAX

\$24.77

TOTAL DUE

\$1,339.48

BALANCE DUE

\$1,339.48

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type

Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here

Date 10/1/2024

CUSTOMER ACKNOWLEDGEMENT

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Sign here

Date 10/1/2024



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23205

INVOICE DATE
Jul 05, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 7/5/2024
Payment Term: Due Upon Receipt
Due Date: 7/5/2024

DESCRIPTION OF WORK

Use Leaf locator at unit 233 to try to find leak in driveway. Use locating device and was only able to pick up small signal few feet from meter boxes in Street. Will write estimate for exploratory digging on waterline.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Leak Locator Residential	Leak Locator Residential: Leak Locator Residential \$ 288.75 per hour	1.00	\$288.75	\$288.75

SUB-TOTAL \$288.75

TAX \$0.00

TOTAL DUE \$288.75

BALANCE DUE \$288.75

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
23170

INVOICE DATE
Jun 27, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 7/5/2024
Payment Term: Due Upon Receipt
Due Date: 6/27/2024

DESCRIPTION OF WORK

Arrived on site. Seen water seeping up through asphalt before bridge. Advised customer they had cut up asphalt and replace or cut, cap and reroute. Customer says to reroute tomorrow morning before traffic hits. Approx 60ft of 3/4 pvc will need to be ran. Used leak locator and couldn't pinpoint leak. Did notice that they had marked asphalt for USA. Will wait for their outcome.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLR	Plumbing Labor Residential M-F REG: Plumbing Labor Residential Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	1.00	\$230.75	\$230.75
Gold Customer Discount	Gold Customer Discount: Gold Customer Discount 20% off labor	1.00	\$-46.15	\$-46.15

SUB-TOTAL \$184.60
TAX \$0.00

TOTAL DUE \$184.60

BALANCE DUE \$184.60

Thank you for choosing Roto-Rooter Sonora



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
22761

INVOICE DATE
Apr 24, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 4/24/2024
Payment Term: Due Upon Receipt
Due Date: 4/24/2024

DESCRIPTION OF WORK

Arrived on-site to perform estimate and found 3/4 inch PVC pipe leaking from a cracked 45. Customer asked me if I could do it for under \$500 and I said yes and they gave me approval to work. Cut out existing PVC 4 5 and repaired using new 45 with 2PVC stubs on each side and connecting both sides with PVC couplings. Advise customer that due to the temperature outside it is better to wait at least a couple hours to turn water back on and they are in agreement. No further issues.

Please calculate 15% discount for park.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLC	Plumbing Labor Commercial M-F REG: Plumbing Labor Commercial Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	1.00	\$230.75	\$230.75

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
CP4F	3/4 in. Socket Straight DR 11 CTS CPVC 45 Degree Elbow P/N CP4F	1.00	\$3.82	\$3.82
CPCF	3/4 in. CTS x Socket Straight SDR 11 CPVC Coupling P/N CPCF	2.00	\$1.81	\$3.62

CPFGPF10	3/4 In. SDR 11 Flowguard Gold® CPVC Pressure Pipe P/N CPFGPF10	1.00	\$3.28	\$3.28
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SUB-TOTAL	\$241.47
TAX	\$0.78
TOTAL DUE	\$242.25
BALANCE DUE	\$242.25

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type

Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here



Date 4/24/2024

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Roto Rooter pursuant to the contract terms. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed.

Sign here



Date 4/24/2024

INVOICE

Bill To

Mill Villa Estates Mobile Home Park
18717 Mill Villa Rd
Jamestown, CA 95327
(209) 533-3151

Newkirk's Plumbing

Soulsbyville, CA 95372
Phone: (209) 770-0505
Email: newkirksplumbing@gmail.com

Payment terms Due upon receipt
Invoice # 1036
Date 05/21/2024

Description

Main Water Line Shut-Off Valve

Installed new 3/4" copper main water line shut-off ball valve.

Subtotal	\$285.00
Total	\$285.00

Notes:

Space #332

Per Maintenance, they did not want to shut off the entire street, so they had me stack the ball valve versus replacing it.

Thank you so much for your business!

INVOICE

Bill To

Mill Villa Estates Mobile Home Park
18717 Mill Villa Rd
Jamestown, CA 95327
(209) 533-3151

Newkirk's Plumbing

Soulsbyville, CA 95372
Phone: (209) 770-0505
Email: newkirksplumbing@gmail.com

Payment terms Due upon receipt
Invoice # 1037
Date 05/23/2024

Description

Hose Bibb - Replacement
Replaced existing Hose Bibbs with new 3/4" Hose Bibbs

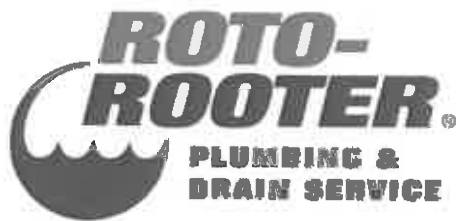
Subtotal	\$235.00
Total	\$235.00

Notes:

Space #332

Michael Newkirk

Mill Villa Estates Mobile Home Park



Roto-Rooter
1274 Dupont Court
Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
22921

INVOICE DATE
May 23, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 5/23/2024
Customer PO: Space # 201
Payment Term: Due Upon Receipt
Due Date: 5/23/2024

DESCRIPTION OF WORK

I arrived on-site to find Clean out on the side of Space 201 overflowing. Ran senior Machine with 4 Inch double blades through clean out but could not get more than one foot. I switched to a single blade and was finally able to get through trouble area. I then switch to a 3 inch double blade and worked my line back and forth through trouble area. Finally I switch to a 4 Inch blade and also ran it back and forth through trouble area. I use camera to inspect the area and there is a substantial break in the line and very large amounts of roots in the line. I was able to clear the line enough to make the water flow but because of the brake my blades are hitting the plastic and it's not allowing me to cut the roots. My recommendation is to use the hydro jet to cut the roots enough to make the line flow properly. I will also talk to customer about doing a spot repair in that area on the broken pipe. No further issues

TASK	DESCRIPTION	QTY	PRICE	TOTAL
DCR	Drain Cleaning Residential M-F REG: Drain Cleaning Residential Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	2.25	\$230.75	\$519.19
Camera Commercial M-F REG	Camera Commercial M-F REG: Camera Commercial M-F REG \$ 288.75 per hour	1.00	\$288.75	\$288.75
Gold Customer Discount	Gold Customer Discount: Gold Customer Discount 20% off labor	1.00	\$-103.84	\$-103.84

SUB-TOTAL	\$704.10
TAX	\$0.00
TOTAL DUE	\$704.10
BALANCE DUE	\$704.10

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type

Credit Card #

EXP

CVC

Name on card

Signature

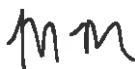
Remit to:

Amount Due:

CUSTOMER AUTHORIZATION

This Invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here

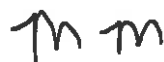


Date 5/23/2024

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Roto Rooter pursuant to the contract terms. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed.

Sign here



Date 5/23/2024

Invoice



Invoice number 675B31CF-0003

Date of issue June 3, 2024

Date due June 18, 2024

J Hart Plumbing Inc

Bill to
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327
United States
millvilla@lpgliving.com

\$1,592.02 USD due June 18, 2024

[Pay online](#)

Licenses: 459194.

Submit payment online or remit check to:

J. Hart Plumbing, Inc.

18887 Plum Industrial Court

Sonora, CA 95370

(209) 533-1978

All past due invoices are subject to late fees of 2.5% per month.

Estimates may be withdrawn if not accepted within 45 days.

Description	Qty	Unit price	Amount
Labor: 5/16/24- Dug up and repaired water leak underground	1	\$1,360.00	\$1,360.00
Materials:	1	\$62.02	\$62.02
Labor: 5/23/24 - Backfill with sand and dirt.	1	\$170.00	\$170.00
Subtotal			\$1,592.02
Total			\$1,592.02
Amount due			\$1,592.02 USD

Invoice



Invoice number 48A5712A-0001
Date of issue May 16, 2024
Date due May 31, 2024

J Hart Plumbing Inc

Bill to
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327
United States
millvilla@ipglliving.com

\$440.00 USD due May 31, 2024

Pay online

Licenses: 459194.

Submit payment online or remit check to:

J. Hart Plumbing, Inc.

18887 Plum Industrial Court

Sonora, CA 95370

(209) 533-1978

All past due invoices are subject to late fees of 2.5% per month.

Estimates may be withdrawn if not accepted within 45 days.

Description	Qty	Unit price	Amount
Service Call: Called out to locate a leak between space #120 & #121. Found water coming from French drain. Techs used camera and leak detector to trace leak to irrigation box located at space #123. Additional testing showed that water flows down French drain with tenant at #123 uses outside irrigation. Leak will need to be repaired by a landscaping company.	1	\$185.00	\$185.00
Additional Labor: Labor per hour after initial service charge. (1.5 hrs @ \$170/hr)	1	\$255.00	\$255.00
Subtotal			\$440.00
Total			\$440.00
Amount due			\$440.00 USD



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
22740

INVOICE DATE
Apr 23, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 4/23/2024
Payment Term: Due Upon Receipt
Due Date: 4/23/2024

DESCRIPTION OF WORK

Roto-Rooter Will arrive on-site and excavate located area where water is entering conduit pipe. Once pipe is exposed hopefully water line will be underneath it and leak will be found. If we can find it, it will be repaired but this estimate does not include materials because we do not know what is going to be needed for repair. Estimate is for 1 day of labor without materials. Concrete alongside of walkway might need to be removed for repair as well. Estimate will not include putting back concrete. If leak on water line is not located then continuous work will be done to locate leak.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
RL	Repair Labor- Tech: Repair Tech \$ 230.75 PER HOUR PER MAN	8.00	\$230.75	\$1,846.00
2MPC	2nd Man Plumbing Commercial M-F REG: 2nd Man Plumbing Commercial Monday through Friday from 8:00 AM to 5:00 PM (per hour)	8.00	\$185.00	\$1,480.00

SUB-TOTAL \$3,326.00

TAX \$0.00

TOTAL DUE \$3,326.00

BALANCE DUE \$3,326.00

Thank you for choosing Roto-Rooter Sonora



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
22717

INVOICE DATE
Apr 19, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date:
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

arrived on-site and used camera to chase leak through conduit running underground.. found water leaking on side oh home at space 425.
Dug and used camera to locate where water is entering conduit.
We believe leak is directly under conduit.
Will present estimate to customer for approval.
Total on today's work, and on estimate are pre 15% discount.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLR	Plumbing Labor Residential M-F REG: Plumbing Labor Residential Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	3.00	\$230.75	\$692.25
2MPR	2nd Man Plumbing Residential M-F REG: 2nd Man Plumbing Residential Monday through Friday from 8:00 AM to 5:00 PM \$1855.00 per hour	2.00	\$185.00	\$370.00
SUB-TOTAL				\$1,062.25
TAX				\$0.00
TOTAL DUE				\$1,062.25
BALANCE DUE				\$1,062.25

Thank you for choosing Roto-Rooter Sonora

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type

Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:

CUSTOMER AUTHORIZATION

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Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

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Sign here

Date



Roto-Rooter
1274 Dupont Court Manteca, CA 95336
(209) 532-3995
License # 604196
Federal Tax ID # 94-3055938

BILL TO
Mill Villa Estates*
18717 Mill Villa Road
Jamestown, CA 95327 USA

INVOICE
22709

INVOICE DATE
Apr 18, 2024

JOB ADDRESS
Mill Villa Estates
18717 Mill Villa Road
Jamestown, CA 95327 USA

Completed Date: 4/18/2024
Customer PO: leak by street - Melissa
Payment Term: Due Upon Receipt
Due Date: 4/18/2024

DESCRIPTION OF WORK

Arrived on-site to complaints of water leaking near street. Got approval to use leak locator.
Followed sounds near telecommunications box and dug under and found water coming out from 2in. Conduit.
Box is locked, so we will pause job and wait for box to be opened to continue work.
No further issues

Office will deduct 15% off price

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Leak Locator Residential	Leak Locator Residential: Leak Locator Residential \$ 288.75 per hour	1.00	\$288.75	\$288.75
PLR	Plumbing Labor Residential M-F REG: Plumbing Labor Residential Monday through Friday from 8:00 AM to 5:00 PM \$ 230.75 per hour	1.00	\$230.75	\$230.75
Gold Customer Discount	Gold Customer Discount: Gold Customer Discount 15% off labor	1.00	\$-77.93	\$-77.93

SUB-TOTAL	\$441.57
TAX	\$0.00
TOTAL DUE	\$441.57
BALANCE DUE	\$441.57

Thank you for choosing Roto-Rooter Sonora
CREDIT CARD PAYMENT AUTHORIZATION
Please pay total due amount. Thank you.

Print Name below as it appears on credit card
Payment Type Credit Card # EXP CVC
Name on card
Signature
Remit to:

Amount Due:

CUSTOMER AUTHORIZATION
This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here  Date 4/18/2024

CUSTOMER ACKNOWLEDGEMENT
I have inspected all of the work done by Roto Rooter pursuant to the contract terms. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed.

Sign here  Date 4/18/2024



Waters Plumbing Heating & Air

21115 Longeway Rd, Unit B
Sonora, CA 95370

INVOICE	#74363-2
SERVICE DATE	Dec 28, 2023
INVOICE DATE	Jan 23, 2024
DUE	Upon receipt

AMOUNT DUE	\$2,209.41
------------	-------------------

Mill Villa Estates
18717 Mill Villa Rd
Jamestown, CA 95327

CONTACT US

(209) 533-1010
watplumb51@yahoo.com

Service completed by: Robert Painter, Roger
Silva

(209) 288-9661
millvilla@lpgliving.com

INVOICE

Services

Repair Irrigation leak at clubhouse
Repaired 2" PVC and 3/4" PVC. Backfilled and cleaned up job site.

Total	\$2,209.41
--------------	-------------------

Thank you for letting Waters Plumbing Heating & Air be of service to you.
License # 463958

**Invoice: 255**

Po Box 144
Standard , CA 95373
209-984-9166

Date 10/9/2024
Terms Due on receipt
PO Number
Account #

Bill To

Melissa
18717 mill villa rd
Jamestown, CA 95327

Property Address

Melissa
18717 mill villa rd
Jamestown, CA 95327

Date/Time	Description	Quantity	Price	Total
10/9/2024	Install 4 new 3/4" anti-siphon valves to lawn area near pool.	1.00	495.00	495.00

Subtotal:	495.00
Sales Tax	0.00
Invoice Total:	\$495.00

PAYMENT COUPON

Gibson Custom Landscape
Po Box 144
Standard , CA 95373
209-984-9166

Melissa
18717 mill villa rd
Jamestown, CA 95327

Terms Due on receipt
Account #
PO Number

Invoice # 255
Invoice Date 10/9/2024
Invoice Balance \$495.00
Amount Enclosed

004255



Invoice: 256

Po Box 144
Standard , CA 95373
209-984-9166

Date 10/9/2024
Terms Due on receipt
PO Number
Account #

Bill To

Melissa
18717 mill villa rd
Jamestown, CA 95327

Property Address

Melissa
18717 mill villa rd
Jamestown, CA 95327

Date/Time	Description	Quantity	Price	Total
10/9/2024	locate and dig up main water line. Replace failing gate valve with new 3/4" ball valve to supply water to irrigation and spigot.	1.00	499.00	499.00

Subtotal:	499.00
Sales Tax	0.00
Invoice Total:	\$499.00

PAYMENT COUPON

Gibson Custom Landscape
Po Box 144
Standard , CA 95373
209-984-9166

Melissa
18717 mill villa rd
Jamestown, CA 95327

Terms Due on receipt
Account #
PO Number

Invoice # 256
Invoice Date 10/9/2024
Invoice Balance \$499.00
Amount Enclosed 004254



PO Box 413
Columbia, CA 95310
209-588-0207
Lic #: 841677

Invoice

ALL CREDIT CARD
PAYMENTS WILL BE
CHARGED A 3% FEE

Date	Invoice #
10/16/2024	0112-3178

Bill To
Mill Villa Estates Chris Bowden

Service at:
Mill Villa Estates 18717 Mill Villa Rd Jamestown, CA 95327 Club House

Service Tag #	LARRY	Service Date	10/16/2024	Terms	Due on receipt	
Description				Qty	Rate	Amount
Service Call						
Labor - Service:						
TECH FOUND THE UNIT LOW ON REFRIGERANT, ALMOST EMPTY.				2	90.00	90.00
TECH PUMPED THE UNIT UP WITH 300 PSI,					130.00	260.00
OF NITROGEN TO LOOK FOR THE LEAK.						
TECH COULD NOT FIND THE LEAK IN THE SYSTEM.						
TECH RE-CHARGED THE UNIT FOR CUSTOMER.						
TECH ALSO CHECKED THE HEATER WHERE HE FOUND A BAD INDUCER MOTOR.						
TECH EXPLAINED TO CUSTOMER THAT THIS NEEDS TO BE REPLACED,						
AND IT WILL BE AN ONGOING PROBLEM, WITH THE SYSTEM.						
BECAUSE OF THE LEAK BEING IMPOSSIBLE TO FIND,						
OUR TECH RECOMMENDS FOR CUSTOMER TO GET A NEW UNIT,						
DUE TO THE AGE OF THE SYSTEM BEING 30 PLUS YEARS OLD AND THE CONDITION OF						
THE SYSTEM.						
OUTDOOR COIL CLEANER					15.00	15.00
Refrigerant- 8LBS OF R-422B				8	125.00	1,000.00

Payment is due at time of service.
Invoices not paid within 5 days will accrue a \$75 service charge for every \$1,000.00 owed or 1.5% of total balance.

Total	\$1,365.00
Payments/Credits	\$0.00
Balance Due	\$1,365.00

004253



PO Box 413
Columbia, CA 95310
209-588-0207
Lic #: 841677

Invoice

ALL CREDIT CARD
PAYMENTS WILL BE
CHARGED A 3% FEE

Date	Invoice #
8/27/2024	0112-2940

Bill To
Mill Villa Estates Chris Bowden

Service at:
Mill Villa Estates 18717 Mill Villa Rd Jamestown, CA 95327 Club House

Service Tag #		Service Date	7/31/2024	Terms	Due on receipt
Description		Qty	Rate	Amount	
Service Call - Local				90.00	90.00
Labor - Service:		1	130.00	130.00	
FOUND UNITS ARE TWINED TOGETHER					
TOOK OUT BLOWER MOTORSAND SQUIRELL CAGE					
NEED TO ORDER 2 1/3 3 SP MOTORS WITH CAPS					
WAS ABLE TO GET 1/2 OF THE BUILDING COOLING					
Labor - Service:		2	130.00	260.00	
INSTALLED 2 NEW 1/3 HP 3 SP MOTORS WITH CAPS					
TEST RAN UNITS					
BOTH SYSTEM WERE OPERATIONAL UPON JOB COMPLETION					
Equipment - 1/3 HP 3 SP MOTORS WITH CAPS		2	345.00	690.00	

Payment is due at time of service.
Invoices not paid within 5 days will accrue a \$75 service charge for
every \$1,000.00 owed or 1.5% of total balance.

Total	\$1,170.00
Payments/Credits	\$0.00
Balance Due	\$1,170.00

004252



PO Box 413
Columbia, CA 95310
209-588-0207
Lic #: 841677

Invoice

ALL CREDIT CARD
PAYMENTS WILL BE
CHARGED A 3% FEE

Date	Invoice #
8/23/2024	0112-2913

Bill To
Mill Villa Estates Chris Bowden

Service at:
Mill Villa Estates 18717 Mill Villa Rd Jamestown, CA 95327 LOT 511

Service Tag #		Service Date	8/23/2024	Terms	Due on receipt
Description			Qty	Rate	Amount
INSPECTION OF FURNACE FOUND LP SPRING FOR GAS VALVE IN CORRECT POSITION FOUND LP ORIFICE FOR MAIN BURNER # 45 INSPECTED HEAT EXCHANGER FOUND HEAT EXCHANGER IN GOOD WORKING ORDER CHECKED FOR SOOT FOUND HEAT EXCHANGER CLEAN OF SOOT FOUND DISCOLORATION ON BACK OF HEAT EXCHANGE FROM MANUFACTURING FURNACE HAS A CLEAN BILL OF HEALTH				150.00	150.00

Payment is due at time of service.
Invoices not paid within 5 days will accrue a \$75 service charge for
every \$1,000.00 owed or 1.5% of total balance.

Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

004251



PO Box 413
Columbla, CA 95310
209-588-0207
Lic #: 841677

Invoice

ALL CREDIT CARD
PAYMENTS WILL BE
CHARGED A 3% FEE

Date	Invoice #
7/10/2024	0112-2636

Bill To
Mill Villa Estates Chris Bowden

Service at:
Mill Villa Estates 18717 Mill Villa Rd Jamestown, CA 95327 REC ROOM

Service Tag #		Service Date	7/9/2024	Terms	Due on receipt
Description			Qty	Rate	Amount
Service Call - Local				90.00	90.00
Labor - Service:				130.00	130.00
FOUND UNIT WITH BAD RUN CAP					
REPLACED WITH NEW					
TEST RAN UNIT					
SYSTEM WAS OPERATIONAL UPON JOB COMPLETION					
Equipment RUN CAP				98.00	98.00

Payment is due at time of service.
Invoices not paid within 5 days will accrue a \$75 service charge for
every \$1,000.00 owed or 1.5% of total balance.

Total	\$318.00
Payments/Credits	\$0.00
Balance Due	\$318.00

004250



PO Box 413
Columbia, CA 95310
209-588-0207
Lic #: 841677

Invoice

ALL CREDIT CARD
PAYMENTS WILL BE
CHARGED A 3% FEE

Date	Invoice #
7/3/2024	0112-2595

Bill To
Mill Villa Estates Chris Bowden

Service at:
Mill Villa Estates 18717 Mill Villa Rd Jamestown, CA 95327 # 543

Service Tag #		Service Date	7/27/2024	Terms	Due on receipt
Description			Qty	Rate	Amount
Service Call - Local				90.00	90.00
Labor - Service:				130.00	130.00
Found a blown breaker on 1 condensing unit					
Replaced Fuse					
Test Ran Unit					
System was operational upon job completion					

Payment is due at time of service.
Invoices not paid within 5 days will accrue a \$75 service charge for every \$1,000.00 owed or 1.5% of total balance.

Total	\$220.00
Payments/Credits	\$0.00
Balance Due	\$220.00

004249

Central
Web Site: centralheatingandair.com
1163 Mill Villa Ct
Sonora, CA 95370
Phone: (209) 532-7132

Invoice/Work Order
5/9/2024

Service Information
MILL VILLA ESTATES
18717 MILL VILLA RD
JAMESTOWN, CA 95327
Contact: MELISSA
Phone: 209-533-3151
E-mail: millvilla@ipglliving.com

Billing Information
IPG
18717 MILL VILLA RD
JAMESTOWN, CA 95327

Job Name
28301WO

Job Type	PO #	Invoice #	Scheduled	Start	End
AIR CONDITIONING		25048050924	05/09/2024	3:00 PM	4:30 PM

Item	Description	Quantity	Rate	Amount
Diagnostic-125.00	Diagnostic Charge Zone 1	1.0000	\$125.0000	\$125.00
Fuel Surcharge	Fuel Surcharge	1.0000	\$10.0000	\$10.00
L48-024-30	Install digital-Programmable Thermostat	1.0000	\$0.0000	\$160.98

Job Subtotal:	\$295.98
Sales Tax - 8.75:	\$7.52
Payment Total:	\$0.00
Total:	\$303.50

Filters/Pads 1	Quantity	Filters/Pads 2	Quantity	Filters/Pads 3	Quantity
----------------	----------	----------------	----------	----------------	----------

Filters/Pads 4	Quantity	Filters/Pads 5	Quantity	Number of Tuneups	Contract Amount
----------------	----------	----------------	----------	-------------------	-----------------

Job Notes and Instructions:

A/C NOT KICKING ON, HEATER IS WORKING - GO INTO OFFICE THEY WILL TAKE YOU TO A/C UNITS

Terms for additional services:

Service required on weekends is billed at time and a half. On-site visits are billed in ¼ hour increments with a ½ hour minimum. On-site travel charges, phone and e-mail time, are billed in 10th of an hour increments.

Payment is expected at time of service after receipt of invoice at Standard Rate.

Late payments are subject to 1.5% late fee per month calculated from the day of service.

Returned checks result in a \$35 returned check charge.

Signature: x

004248



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paperless and receive invoices electronically.
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INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Page 1 of 1

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

**A minimum late charge of \$2.00 or 1.5% per month (18% per year)
is charged on past due invoices.**

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852				Invoice Date 11/07/2024	Invoice Number 9231482406
Customer Number 14824706	Ordered By MELISSA MONTGOMERY	Authorized By	Order Number W228364948	Purchase Order Number Light post 426/Maint Items	

Ship To:

Investment Property Group/MHP
Mill Villa MHC LLC
18008 Sky Park Cir, # 200
Irvine CA 92614-8406

MILL VILLA MHC LLC
18717 MILL VILLA RD, OFC
JAMESTOWN CA 95327-9670

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
184308	7.5In Wht Adv Ctrl Hardwound Towels 6/Cs	JANITORIAL	2	2	77.01	CA	154.02
146666	1.3W Prairie Bulb Solar Light 3" Mnt	LIGHTING FIXTURES	1	1	93.35	EA	93.35

Product Category Summary (Excluding Misc. Charges & Freight)

Janitorial 185.19
Lighting Fixtures 100.12

Ship Date 11/08/2024	Sub Total 247.31
Pkg Count 2	Sales Tax 17.84
Weight 42.88 LB	Freight 0.00
DLVR1	TOTAL 265.31

Question? Call Nikki Oakes at 80079888887 ext:67459 or email Nikki.Oakes@hdsupply.com



For proper credit to your account, please
do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

14824706
Investment Property Group/MHP
Mill Villa MHC LLC
18008 Sky Park Cir, # 200
Irvine CA 92614-8406

Invoice Number: 9231482406

Amount Due: 265.31

Date Due: 12/07/2024

Amount Paid: _____

☐ If amount paid differs from amount due,
please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058

1 0 0014824706 9231482406 000000000026531 5

004247

Invoice: 2024-01104

Sierra Electric

13000 Shotgun Creek Dr. Jamestown, CA 95327

(209) 591-7555

C10-1005083

Name: Mill Villa Estates

Location: 18717 Mill Villa Rd. Jamestown, CA 95327

Phone: (724)766-2223

Email: cbowden@ipgliving.com millvilla@ipgliving.com

Price: \$808.89

1. Temporarily wired-up unit 405 on 11/01/24 so customer would have power for the weekend.
 - Material- \$40.00
 - Labor- \$125.00
2. Installed new main breaker at unit 405 for permanent repair.
 - Material- \$518.89
 - Labor- \$125.00

Invoice: 2024-00918

Sierra Electric

13000 Shotgun Creek Dr. Jamestown, CA 95327

(209) 591-7555

C10-1005083

Name: Mill Villa Estates

Location: 18717 Mill Villa Rd. Jamestown, CA 95327

Phone: (724)766-2223

Email: cbowden@ipgliving.com millvilla@ipgliving.com

Price: \$1,755.00

1. Installed 13 customer provided photocells.

Labor- \$975

2. Purchased and installed 1 photocell for pole light.

Labor- \$75

Material- \$35

3. Fixed wiring issue at unit 542.

Labor- \$250

4. Installed GFCI receptacle for sprinkler timer and fixed sagging coach light at unit 505.

Labor- \$375

Material- \$45



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INVOICE

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Page 1 of 1

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year)
is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 62-2418852				Invoice Date 09/15/2024	Invoice Number 9229795805
Customer Number 14824706	Ordered By MELISSA MONTGOMERY	Authorized By	Order Number W227371606	Purchase Order Number maintenance/property items	

Ship To:

Investment Property Group/MHP
Mill Villa MHC LLC
18006 Sky Park Cir, # 200
Irvine CA 92614-8406

MILL VILLA MHC LLC
18717 MILL VILLA RD, OFC
JAMESTOWN CA 95327-9670

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
117368	Printed Ktchn Papr Twl 24/Cs	JANITORIAL	1	1	107.72	CA	107.72
116126	Fido Baggies Header Pet Waste Bags 12/Cs	GROUND	1	1	147.19	CA	147.19
145184	Wave 3d Urinal Screen Ctn Blsm 10/Pkg	JANITORIAL	1	1	25.29	PK	25.29
703638	Internal Mnt Photocontrol 120v	LIGHTING FIXTURES	10	10	10.85	EA	108.50
Product Category Summary (Excluding Misc. Charges & Freight)							
Grounds						Ship Date	Sub Total
Janitorial						09/30/2024	388.70
Lighting Fixtures						Pkg Count	Sales Tax
						4	28.18
						Weight	Freight
						34.17 LB	0.00
						DLVR1	TOTAL
							416.88

Question? Call Nikki Oakes at 800/798-8888 ext:67459 or email Nikki.Oakes@hdsupply.com



For proper credit to your account, please
do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

14824706
Investment Property Group/MHP
Mill Villa MHC LLC
18006 Sky Park Cir, # 200
Irvine CA 92614-8406

Invoice Number: 9229795805

Amount Due: 416.88

Date Due: 10/15/2024

Amount Paid: _____

☐ If amount paid differs from amount due,
please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058

1 0 0014824706 9229795805 000000000041688 2

004244

Invoice#2024-00201

Sierra Electric

13000 Shotgun Creek Dr. Jamestown, CA 95327

(209) 591-7555

C10-1005083

Name: Mill Villa Estates

Location: 18717 Mill Villa Rd. Jamestown, CA 95327

Phone: (724)766-2223

Email: cbowden@ipgliving.com millvilla@ipgliving.com

Price: \$1,280.00

1. Diagnosed electrical issue with unit #205. Found out the main breaker at the transformer was broken. 2hrs. X \$125- \$250
2. Replaced main breaker at transformer. 2hrs. X \$125- \$\$250
Material- \$550
3. Replaced dryer breaker at unit #239. (Managers Home)
1hr. X \$125- \$125 Material- \$105

004243

Invoice#2023-01117

Sierra Electric

13000 Shotgun Creek Dr. Jamestown, CA 95327

(209) 591-7555

C10-1005083

Name: Mill Villa Estates (Jaime)

Location: 18717 Mill Villa Rd. Jamestown, CA 95327

Phone: (724)766-2223

Email: cbowden@ipgliving.com millvilla@ipgliving.com

Price: \$2,500.00

1. Repaired pedestal at unit #340

LOWE'S®

- SALE -

31567 ETN 15A 120/277V COMBO SP/	16.28
70590 ETN 15A 120/277 COMBO 2 T	11.28

SUBTOTAL:	27.56
TOTAL TAX:	2.41
INVOICE 81957 TOTAL:	29.97
DEBITVISA:	29.97
CHANGE:	0.00

DEBIT/ISA: XXXXXXXXXX7512 AMOUNT: 29.97 AUTHCD: 413814
SWIPED REFD: 227909957698 01/16/24 14:03:29
TRACE : 957698 RETRIEVAL: 227909957698
PURCHASE CASH BACK TOTAL DEBIT
29.97 0.00 29.97

OF ITEMS PURCHASED:
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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STONE: 2279 TERMINAL: 9 01/16/24 14:03:3

004241