



# SANSONE

## DEVELOPMENT

9017 S. Pecos Rd. #4500, Henderson, NV 89074

(702) 914-9500 Phone (702) 914-9505 Fax

### Maintenance & Repair Contact List

Tenant shall report to Management any defect or natural wears pertaining to plumbing, wiring or workmanship on the premises at once. Tenant shall be responsible for any repairs necessary to the subject premises up to and including the cost of \$95.00, unless such repairs were caused by the misconduct or negligence of the Tenant, the Tenant's family, pets, licensees and invitees and in the event of such negligence Tenant will be responsible for the entire cost of repair caused by such misconduct or negligence. Said repairs shall be conducted in a manner satisfactory to Management. See Lease. **Management does not cover refrigerator, washer, dryer, or window screens.**

**Heating & AC** - If your system stops working check thermostat, then check your breaker in the electrical panel. Please remember to **Change Filters every other Month**. This saves you MONEY on utility bills! (15% +)

Padilla Cooling & Heating	(702) 419-2461/ Francisco
Air Wizards	(702) 303-7810/ Bill
Complete A/C & Heat	(702) 510-9135/ Thomas
Tradewinds	(702) 286-7572/ Joshua

### Handyman

Simply Done	(702) 750-4104/ Brian
Bear Creek	(702) 595-5550/ Terry

**Plumbing** - For leaking faucets or running toilets, turn water off at angle stop under sink or toilet. Major leaks turn off at main in front of house at the sidewalk or at Manna Block in laundry room.

Moonlight Plumbing	(702) 355-3938/ Derek
Gary Phillips	(702) 400-5097

**Landscaping** - For broken or leaking pipes, valves and sprinklers heads, you may go to Hardware store and do the repair yourself.

Netco	(702) 251-4215
Arborscape	(702) 289-1335/John

**Electrical** - If you lose power check GFI's in kitchen/break room and in garage or check breakers in electrical panel and reset. (Panels are located in the garage and/or on the exterior side of the house). **Do not overload plug outlets or splash water near them**. To turn the power off, turn breakers off at main panel. Unplug all appliances on that circuit and reset breaker. To test which appliance tripped the breaker plug one item in at a time.

Penny Electric	(702) 279-6040/ Cole
Now Electric	(702) 736-4040/Keith
Mountain West Electric	(702) 236-4862/ Kristi
Appliance Repairs Experts	(702) 515-0444

If you unable to make contact with any of the above trade, you may contact a trade of your choice. However, the cost of repairs must be "within reason" and in line with current labor and material costs.