



2220 E 88th Ave
Anchorage, AK 99507
907-349-6550

Bill To

WILEY BROOKS COMPANY
[Redacted]
US

Invoice 46862

Jun 16, 2026

Job Number

4482

Payment Terms

NET 30

Total Due

\$3,491.75

Due Date

Jul 16, 2026

CUSTOMER NAME

WILEY BROOKS COMPANY [Redacted]

PROPERTY NAME

[Redacted] BLUEBERRY BLDG



AUTHORIZED BY

MIKE HUGES

CUSTOMER WO

NTE

Labor

Date	Description	Hours	Price Subtotal
Jun 4, 2026	Michael Langley - June 4, 2026 - Regular Labor	2	\$358.00
Jun 4, 2026	Mike Quinn - June 4, 2026 - Overtime Labor	0.5	\$134.25
Jun 4, 2026	Mike Quinn - June 4, 2026 - Regular Labor	1.5	\$268.50
Jun 5, 2026	Mike Quinn - June 5, 2026 - Overtime Labor	1	\$268.50
Jun 5, 2026	Mike Quinn - June 5, 2026 - Regular Labor	1.5	\$268.50
Jun 5, 2026	Michael Langley - June 5, 2026 - Regular Labor	3	\$537.00
Jun 6, 2026	Benjamin Boneta - June 6, 2026 - Overtime Labor	1	\$268.50
Jun 8, 2026	Mike Quinn - June 8, 2026 - Regular Labor	4	\$716.00
Jun 10, 2026	Mike Quinn - June 10, 2026 - Regular Labor	1.5	\$268.50
Jun 11, 2026	Mike Quinn - June 11, 2026 - Regular Labor	1	\$179.00
		17	\$3,266.75

Equipment

Date	Description	Quantity UOM	Price Subtotal
Jun 4, 2026	EPA & Vehicle Charge	1 Flat Rate	\$75.00
Jun 5, 2026	EPA & Vehicle Charge	1 Flat Rate	\$0.00
Jun 6, 2026	EPA & Vehicle Charge	1 Flat Rate	\$75.00
Jun 8, 2026	EPA & Vehicle Charge	1 Flat Rate	\$0.00
Jun 10, 2026	EPA & Vehicle Charge	1 Flat Rate	\$75.00

Subtotal	\$3,491.75
Total	\$3,491.75
Amount Paid	\$0.00
Balance	\$3,491.75



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Anchorage, AK, 99507
907-349-6550

Job Report #4482

Jun 16, 2026

TYPE	CUSTOMERNAME	ADDRESS	PROPERTYNAME	
Extra	WILEY BRO COMPANY ()		BLUEBERRY BLDG	
AUTHORIZED BY	CUSTOMERPO#	CUSTOMERWO#		
MIKE HUGES	-	-		

Job Description

Per Mike [REDACTED] in Suites 203/204 are hot with temps at 85 degrees.

POC is Mike 907-351-9360

Job Summary

Visit 001

DATE PERFORMED	TECHNICIAN(S)
Jun 4, 2026	Michael Langley

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED] 40 TON UNIT	TRANE	[REDACTED]	[REDACTED]

WORK SUMMARY

Checked in. Building hot. Found condenser off at the disconnect. Turned on and monitored operations, set points and temperatures. Unit is only operating at half capacity due to failed compressor. Checked out.

Visit 002

DATE PERFORMED	TECHNICIAN(S)
Jun 4, 2026	Mike Quinn

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
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WORK SUMMARY

Suite 203, 204: 82°F. Check mechanical cooling operation; only one compressor of one circuit is currently functional. This provides a cooling capacity of only 1/4 of the total mechanical cooling capacity. Mechanical cooling could only drop the supply air temperature down to 70°F. The air handler is running at a 1.1-inch duct static set point. i Raised the duct static to 1.3 inches to help increase airflow to the spaces. We will need to return to get the furnace air handler fan to run and to set the duct static set point into automatic operation.

Visit 005

DATE PERFORMED	TECHNICIAN(S)
Jun 5, 2026	Mike Quinn, Michael Langley

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
[REDACTED] 40 TON UNIT	TRANE	[REDACTED]	[REDACTED]

WORK SUMMARY

Assisted Mike with troubleshooting and repairs.

WORK SUMMARY

I was able to gain access to the building's DDC controller and set the duct static pressure at 1.4 inches water column. I was also able to turn on the AHU2 fan. The gas burners have been locked out. Troubleshooting and checking the second compressor on circuit two revealed that the compressor resistance is within acceptable tolerances, but there is some deterioration in the winding resistance. The compressor was wired and turned back on. The compressor is running at normal amperage. We are now up to 50% cooling capacity.

Visit 006

DATE PERFORMED

Jun 6, 2026

TECHNICIAN(S)

Benjamin Boneta

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
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WORK SUMMARY

A call was received from Candace stating the building had no A/C. Upon arrival, the building was found locked with only one car present. Candace was contacted, and mentioned JJ should be on site. JJ was contacted and mentioned he was in the Seattle airport and that one of his texts to Candace had failed to send the previous day but did send that morning. JJ asked that I be called off, so Candace was contacted and told about the miscommunication.

Visit 007

DATE PERFORMED

Jun 8, 2026

TECHNICIAN(S)

Mike Quinn

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
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[REDACTED] 0) UNIT #2	TRANE	[REDACTED]	[REDACTED]
[REDACTED] 40 TON UNIT	TRANE	[REDACTED]	[REDACTED]
[REDACTED]) AHU #1	TRANE	[REDACTED]	[REDACTED]

WORK SUMMARY

I returned to the building this morning to ensure the system was running correctly. I found that the locked-out heat controls had turned themselves on, and the heat was running. I physically locked out power to AHU 2 air handler, turned off the service, disconnected the burners, and closed the gas valves. Upon checking AHU 1, I found it running in mechanical cooling, locked out due to the extra heat load from the furnaces. I reset the mechanical cooling and checked its operation. I added refrigerant from the building stock to circuit two to maximize cooling capacity. The high pressure was 110 psi, and the low pressure was 62 psi. Both compressors were pulling 39 A, and the air handler was putting out 65° air. I spoke with property management and building ownership. I returned in the afternoon to check on the system, and it was still working, and the building was starting to cool down. I met with property management and will return in the morning to check on our progress.

Visit 008

DATE PERFORMED

Jun 10, 2026

TECHNICIAN(S)

Mike Quinn

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
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[REDACTED] 40 TON UNIT	TRANE	[REDACTED]	[REDACTED]
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WORK SUMMARY

Check the condensing unit. It was found locked out on reset relays. The reset relays are locking out due to low suction pressure. Without the master DDC control working properly, this will be a continuous issue. The reason for the low suction pressure is that the master control cannot cycle off the compressors because it is reading incorrect discharge temperatures. This keeps the compressors on, and eventually the pressure drops and locks out on low pressure. With the control being obsolete, parts are unattainable. I spoke with property management about putting the condensing unit on standalone controls, and I am working on a quote for them. The condensing unit was reset, and Mike Hews said that he would check it in the mornings until we can get the new controls installed.

Visit 009

DATE PERFORMED

Jun 11, 2026

TECHNICIAN(S)

Mike Quinn

ASSET	MAKE	MODEL NUMBER	SERIAL NUMBER
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[REDACTED] 40 TON UNIT	TRANE	[REDACTED]	[REDACTED]
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WORK SUMMARY

Research has been completed, and quotes for materials for repairs have been prepared and submitted.
