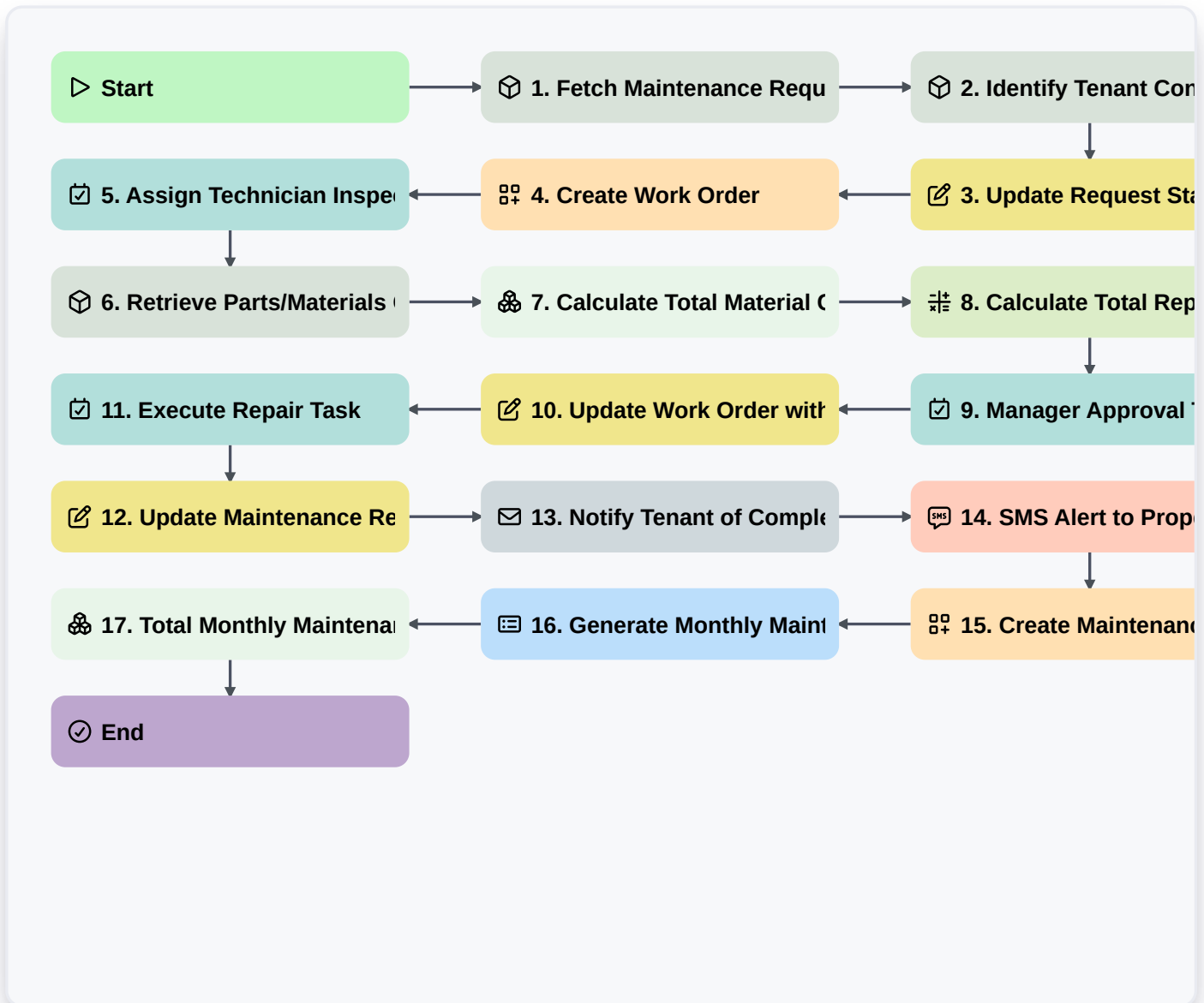


Property Maintenance And Repair Workflow



Start

Start of the Workflow/Process.

1. Fetch Maintenance Request

Retrieve the specific repair request entry and associated property details from the Maintenance Data Model.

2. Identify Tenant Contact Info

Retrieve tenant contact details and phone number linked to the property address.

3. Update Request Status to 'Assigned'

Update the status of the maintenance entry to 'In Progress' or 'Assigned' once a technician is found.

4. Create Work Order

Generate a new entry in the Work Order Data Model based on the details of the maintenance request.

5. Assign Technician Inspection

Create a task for the assigned maintenance technician to perform an on-site inspection.

6. Retrieve Parts/Materials Cost

Get all line items from the related Work Order parts list.



7. Calculate Total Material Cost

Sum the cost of all parts and materials identified during the inspection.

8. Calculate Total Repair Estimate

Add the labor cost to the aggregated material cost to get the final repair estimate.

9. Manager Approval Task

Create a task for the Property Manager to approve or reject the repair estimate if it exceeds a certain threshold.

10. Update Work Order with Final Quote

Update the Work Order entry with the final calculated cost and approved status.

11. Execute Repair Task

Create a task for the technician to perform the actual repair work.

12. Update Maintenance Request to 'Completed'

Update the original maintenance request entry status to 'Completed' after the repair task is finished.

13. Notify Tenant of Completion

Send an email to the tenant informing them that the repair is finished and the property is inspected.

14. SMS Alert to Property Owner

Send an SMS to the property owner notifying them of the completed repair and the final cost incurred.

15. Create Maintenance History Log

Create a permanent entry in the Property History Data Model to log this repair for future reference.

16. Generate Monthly Maintenance Report

Create a summary report of all completed repairs and total expenditures for the month.

17. Total Monthly Maintenance Spend

Aggregate all completed work order costs to calculate the total monthly maintenance expenditure.

End

End of the Workflow/Process.