



rating key

- 5 Excellent
- 4 Very Good
- 3 Acceptable
- 2 Poor
- 1 Unsatisfactory

Unit: 3101 Owner: Smith Date: 2017

OVER ALL UNIT RATING

3.79

2017 Rating Scores = 4.50-5.0 Premier 4.01-4.49 Deluxe 3.50-4.00 Standard 3.49 and below Unsatisfactory

We look forward to renting your condo in the Standard category this upcoming season provided the necessary recommendations below are addressed.

Room	Walls, Doors, Trim	Floor	Lighting	Entrance Rug	Entry Storage					Average		
Entry	3.00	5.00	5.00	3.00	4.00					4.00		
Kitchen	Walls	Floor	Counter top	Cabinets	Appliances	Seating	Lighting	Window Coverings		Average		
	3.50	4.00	5.00	5.00	3.75	5.00	4.00	4.00		4.28		
Living Room	Walls, Trim, Slider	Floor	Furniture	Window Coverings	Lighting	Amenities	Fireplace			Average		
	2.67	4.00	4.75	3.00	3.00		1.00			3.07		
Den Area	Walls, Doors, Trim	Floor	Bed	Bedding	Furniture		Window Coverings	Lighting	Closet	Amenities	Fireplace	Average
	3.00	3.50			3.50		3.00	4.00		4.00	1.00	3.14
Den Bath	Lighting	Floor	Walls	Doors	Trim	Vanity	Shower					Average
	3.50	5.00	4.00	4.00	2.00	4.33	3.67					3.79
1st Bedroom	Wall, Doors, Trim	Floor	Bed	Bedding	Furniture		Window Coverings	Lighting	Closet	Amenities		Average
	3.67	3.00	1.00	5.00	3.75		4.00	3.50	3.50	2.00		3.27
1st Bathroom	Lighting	Floor	Walls	Doors	Trim	Vanity	Shower					Average
	3.00	3.33	4.00	5.00	2.00	4.33	4.00					3.67
2nd Bedroom	Walls, Doors, Trim	Floor	Bed	Bedding	Furniture		Window Coverings	Lighting	Closet	Amenities		Average
	3.67	3.00	1.00	3.50	4.17		3.50	4.00	4.00	5.00		3.54
2nd Bathroom	Lighting	Floor	Walls	Doors	Trim	Vanity	Shower					Average
	3.50	5.00	4.00	5.00	2.00	4.33	3.67					3.93
Balcony	5.00											
Overall Décor	4.00											

Thank you for your continuous attention to improving your condo. It is most appreciated by our guests and assures that The Crestwood remains one of the premier properties in Snowmass Village.

The following items were rated poor or unsatisfactory. Please address by Nov. 1, 2017
 New fireplace facades and gas inserts are required in all units. Deadline was Nov. 1, 2015. A fee may be assessed.

- Old white painted trim is in poor condition in many areas and needs to be replaced. Upgraded trim is preferred in all areas.
- The jute area rug in the living area is dirty and is no longer rental quality. This rug needs to be replaced, perhaps with a style that is easier to clean.
- There is no specific lighting over the dining table or in the bunk area of first bedroom. Lighting options are required for tasks such as reading and eating.
- The three twin mattresses in the first bedroom are old and need to be replaced. (One has a DOM 2004, the other two are probably from the mid 90s)
- King mattress set in second bedroom is exceptionally old (DOM 1984) and needs to be replaced with a new, high-quality set.
- The wooden blinds in the second bedroom are broken and need to be repaired or replaced.
- Old towel bars in den bathroom shower area and second bathroom need to be replaced per Crestwood standards.

Items to consider for future:

- Painted walls are scuffed and marked in many areas. Walls should be repaired/repainted to maintain a fresh appearance.
- Living room furniture is starting to show wear and should be replaced.
- White, painted, bi-fold closet doors in both bedrooms and den bath area are flimsy and of lower quality. Upgraded closet doors are strongly suggested.
- Matching, upgraded appliances are preferred in the kitchen. Coil stove will need to be replaced with a flat surface stove per Crestwood standards.
- Beige berber carpet in bedrooms is starting to show general wear and may need to be replaced. New carpet would complement the lovely hard floors in the other areas.
- Wooden blinds in dining area, living area, and first bedroom are starting to wear and may need to be replaced in the near future.
- Consider replacing traditional candles throughout the unit, as they can present a fire hazard.

If you are interested in making changes or upgrades to your unit in order to achieve a higher rental level, please contact Colleen Anderson, Projects Manager.