

## UNIT EVALUATION

Property/Unit #: Woodrun Place #54

# of bedrooms: 3

Owner:

Date: April 2020

Evaluators: Kevin Mize

### Evaluation Criteria:

1. View: Slope (10-8) Down Valley (9-7) Other (8-6) Score: 9
2. Location: Ski (10) Elevator (9) Close to ski locker (8)  
Further (7) Farthest (6) Score: 7
3. Decor: Overall: (DECOR HAS A WEIGHTED FACTOR OF THREE)  
10, 9, 8: Exceptional  
7, 6, 5: Preferred  
4, 3, 2: Standard  
1: Economy  
Score: 4

**RATING/TOTAL SCORE: Standard**

**29**

### SUMMARY:

Exceptional: 50-42 Preferred: 41-33 Standard: 32-24 Economy: 23 and below

### OVERALL OBSERVATIONS:

Thank you for renting your unit! Thank you for some of the update you have authorized and the work you are planning on doing this year. Kevin and Jeff have spoken about a number of items in the unit starting with the bathroom updates. We have installed several thresholds within the unit in an effort to protect the carpeting. The T.V. upstairs, and the cable wrapping the unit, have also been removed. Thank you. We have repaired the upstairs original metal heater as well. We recommend moving forward with the replacement of the toilets prior to the Winter 2020/2021 in an effort to avoid any interruption of rentals.

### SHORT TERM RECOMMENDATIONS (FOR THE 2019-2020 SKI SEASON):

Per your 2019 unit evaluation, the décor overall is mainly original or dated. Redecorating and updating is highly recommended. A 3 bedroom unit at a preferred rate will increase the rental value of the unit. After season painting/staining/touch up is always recommended, as needed. As such, we recommend updating the dining room table, which is worn and needs refinishing or replacing. We suggest purchasing glass tops to help protect all flat wooden furniture surfaces, such as nightstands, end tables, coffee tables, dining room tables, etc., from stains and scratches. Updated TVs and electronics for all bedrooms and living rooms are recommended. The T.V. in the lower level guest master is an example of that. Please consider replacing the original sinks in the bathrooms, original toilets, tiles, tubs, and fixtures, as maintenance requirements for older pieces are becoming harder to find and increasingly more expensive. The property is now close to 40 years old. The jet switch control for the bathroom steam shower is obsolete, and if it fails, parts are not available to replace/repair it. Re-caulking/grouting throughout the unit is recommended as a preventative measure for your asset. Touch

ups of this in the kitchen and all bathrooms are suggested. The living room furniture is dated and replacement/updating of these items would be welcomed in an effort to increase your unit eval. The upstairs master furniture package is worn and in need of replacement. Please work with Kevin to coordinate repairs, replacements, and improvements.

We are including a standard note in all evaluations short-term recommendations. To be considered for the exceptional category, the minimum criteria are as follows:

Kitchen and bathrooms must have been completely remodeled at least once – flooring, fixtures (including toilets, shower valves), shower/bath tiles and counters

Original appliances must have been replaced

Original carpeting must have been replaced at least once and still be in good condition

Kitchen & Bathroom cabinets must have been replaced

Fireplace surrounds should be updated.

Furniture packages need to be current and not worn or dated

Updated TVs and electronics for all bedrooms, dens, and living rooms

#### LONG TERM RECOMMENDATIONS (OVER THE NEXT YEAR):

We are including a standard note in all of the evaluations for owners to plan for replacement of any mattresses that are older than five years. Reasonable expectations for mattress life are between five and ten years.