



**HOME AND RENTAL
MAINTENANCE**
We Can Make It Happen

Property Care Program Report



Storybook Lodge

1313 Mockingbird Lane
Gatlinburg TN, 37738

Jack and Susan Gingersmith
Cabin Rental Company, LLC

10/5/2020
1/5/2025

Home and Rental Maintenance Services

Summary Review

1/5/2025

Storybook Lodge

Sqft 2500

4 ★

Acres 1

Jack and Susan Gingersmith
Cabin Rental Company, LLC
10/5/2020

Valuation \$1,580,000
Budget/Yr \$31,600
YTD Spend \$2,800
YTD/Bal. \$28,800

CONTACT

admin@homeandrental.net
865-567-0220
www.homeandrental.net
Sevier County

SUMMARY

STANDARD ISSUES

Two bedroom knobs are beginning to stick open.
Upstairs towel rack cracked.

PROPERTY NOTES:

A brief set of notes for anything important, i.e. how busy it is etc. This text is a placeholder.

Recurring/Ongoing Issues

Front door is sticking closed.
Jacuzzi faucet is leaking.
Hot Tub making a grinding noise, needs motor.
Back deck is not pressure treated, needs replaced boards.
Grill on back deck is not fire safe, it needs a fire mat.

Review Score

Start Rating	3.5 ★
Current Rating	4 ★
Q1 Review	3 ★
Q2 Review	3.5 ★
Q3 Review	3.5 ★
Q4 Review	4 ★
EOY Review	4 ★
LY/TY Review Avg.	3.5 ★

Improvement Projects

1 YR OBJECTIVES:	Rear deck needs new deck boards that are pressure treated.
2 YR OBJECTIVES:	Replace the livingroom furniture and tvs.
5 YR OBJECTIVES:	Property refresh, update the bathrooms especially.

NOTATIONS

Since we took over this property we have updated a few things with the owners and we have been working toward the replacement of the rear deck boards. The existing boards are already rotten in places and that is due to the boards not being stained and them not being pressure treated.

Home and Rental Maintenance Services

Maintenance Summary Report

1/5/2025

!! Urgent Items !!					
Reported	Item	WO#	Approved?	Done?	Notes/Comments:
11/15/2024	Deck boards	262	No	No	Needs approval and scheduled
10/5/2023	Rear deck grill	205	No	No	Needs fire mat for code

Open Projects/Items					
Reported	Item	WO#	Approved?	Done?	Notes/Comments:
12/4/2024	Bedroom doorknobs	212	No	No	Need replaced w/new.
11/15/2024	Deck boards	262	No	No	Needs approval and scheduled
1/1/2025	Smoke alarms	295	No	No	Reported chirps, need replaced

Notes and Comments					
The smoke alarms: we need to get them replaced, they are against their expiration dates anyway and code enforcement requires them to be interconnected either via wire or by WiFi/Bluetooth.					
The Deck: We sent the estimate for the decking prior to the holidays.					

Home and Rental Maintenance Services

Quarterly/Annual Cycle

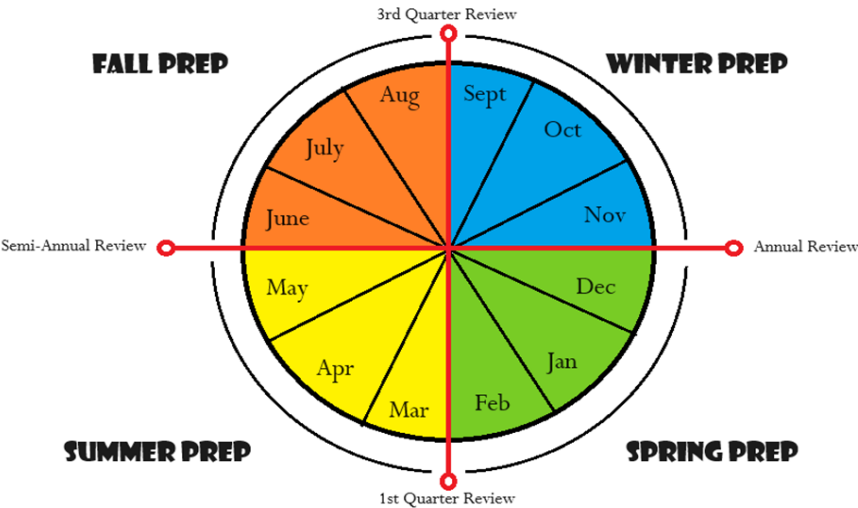
1/5/2025

\$2800/\$3106



Q3		
MONTH	DATE	TTL FEE
June	6/4/24	\$ 118.00
July	7/18/24	\$ 97.64
August	8/12/24	\$ 145.12

Q4		
MONTH	DATE	TTL FEE
September	9/5/24	\$ 328.14
October	10/4/24	\$ 118.25
November	11/17/24	\$ 94.12



Q2		
MONTH	DATE	TTL FEE
March	3/22/24	\$ 103.45
April	4/16/24	\$ 646.29
May	5/19/24	\$ 118.00

Q1		
MONTH	DATE	TTL FEE
December	12/4/24	\$ 328.14
January	1/7/24	\$ 214.69
February	4/12/24	\$ 488.16