



Fall 2020 Inspection Dates

October 6th- The Flats at South Pointe

October 7th- The South Gate Townhomes & The Black Hawk Townhomes St. George

October 8th- The Cotton Mill Townhomes

October 9th- Brio, Turtle Creek, Hawk Hallow, Millcreek Springs (Washington), Coral Canyon, La Venita

October 13th- La Paloma, 600 South, Foremaster, Meadow Park, Legends of Cactus Flats, Stratford, Canterwood, Sugar Plum, River Crest, Tuscan Hills, Copper Hills

October 21st- Royal Oaks, Millcreek Vista (STG), Paradise Canyon, Sunstone, Gardens South, Snowfield, Stone Point Patio Homes, Bridgewater, Lexington

October 22nd- Desert Breeze, All Ivins City, All Santa Clara City

October 23rd- All Hurricane City, All La Verkin City, Mesquie

Re-Inspections November 12th-13th

Inspections will take place between 10:30am and 4:00pm. Masks must be worn by all occupants and our staff. All animals must be kenneled. If we are unable to enter any portion of the unit you will fail. Inspections can not be rescheduled. If you do not know the subdivision or property you live in or if you do not see your property listed please contact our office at 435-673-9865. This is your notice to enter on the above date. Please see the cleaning inspection checklist in your tenant handbook for items we will be looking at.



It's semi-annual inspection time. Inspections are now being held to a higher standard. If you do not pass you will be re-inspected at a cost to you of \$100 per occurrence until you pass.

It is not necessary that you be home for this inspection as we have right to enter with minimum of 24 hours notice as guaranteed in your lease. If we are unable to enter any portion of your unit you will fail and be subject to re-inspection. **All pets must be kenneled or you will fail.**

We will be looking at the general condition of the unit as well as maintenance issues, smoke alarms, housekeeping issues, unauthorized tenants or pets and HOA violations

There will be NO rescheduling of your inspection.

Here are some tips to help you pass your inspection:

- Install new air filters and clean grates. Dirty filters will be replaced at your expense at time of inspection.
- Clean all fans and ceiling vents
- Clean inside and under oven and refrigerator
- Clean walls, baseboards, doors and door casings
- Remove any hard water buildup from faucets, toilets and tub/shower area
- Wipe down cupboards
- Clean Blinds
- Vacuum carpets and mop hard floors
- Remove any oil from your parking space or garage

We will be looking for deep cleaning of your unit. Doing so at least twice a year helps ensure proper up keep and eases the move out process.

Please contact us with any questions

inspections@sprental.com

435-673-9865 ext 100

*Please see attached calendars for your date.

*Masks are required by all occupants and staff during inspection