

Condominium Rentals Hawaii
Hawaii's Condo Experts Since 1982



Unit Grading

Premium

This is a special category for those homeowners who have gone “above and beyond” and have created first-class accommodations. There will be all new kitchen appliances, cabinets and countertops. Furnishings in the living room and bedroom(s) will be in excellent condition, as will all floor coverings, window coverings and walls. Bathrooms will have new cabinets and bathtubs; showers and sinks will be in excellent condition. Lanai furniture and flooring will be in excellent condition.

- Upscale furnishings and décor reflect current contemporary style; well-coordinated throughout.
- Artwork: paintings or prints are matted and framed.
- Flat screen TV, phone and free wireless internet included.
- Outdoor furniture has upscale seating (not plastic) with matching cushions.
- Flooring is of high grade/quality.
- Countertops are stone or tile and in excellent condition.
- All rooms décor will integrate with the overall design of the unit.
- Appliances are of appropriate quality and in perfect condition.
- Dishwasher & garbage disposal are required. (If space permits)
- Kitchenware matches and is a full set.

Deluxe

This category is for homeowners who have created comfortable accommodations. All kitchen appliances, countertops and cabinets will be in “like new” condition – free of rust, dents and markings. Furnishings in the living room and bedroom(s) will be in “like new” condition with little or no sign of wear, as will all floor coverings, window coverings and walls. Bathroom(s) will have “like new” cabinets and bathtubs, showers and sinks. Lanai furniture and flooring will have little or no sign of wear.

Standard

Units in this category are deteriorating and corrective action must be taken within six months after notice is given. A report will be sent advising what improvements are required along with an estimation of costs involved to bring the unit up to a “Deluxe” quality unit.

If corrective action is not taken or arrangements made to bring the unit up to a “Deluxe” then it may be graded “Unacceptable”. At this point, the unit may be removed from our rental pool until the unit is able to meet the “Deluxe” criteria.

Unacceptable

Units in this category will not be offered for rent.