Sample note. The company, quotes and figures are invented to show the format.

Adivino

Free review · 17 November 2026

FREE REVIEW OF YOUR PUBLIC LISTINGS

Sandstone Stays

We read your guest reviews and pulled out the maintenance and operations issues that keep coming up. No login, no data from you.

24	412	61 (15%)	4.78★
listings, Las Vegas valley	reviews from the last 12 months	mention a maintenance or operations issue	average rating

What your guests keep reporting

14 MENTIONS

1. AC not cooling

6 listings · 9 of the 14 come from just 3 listings

"AC stopped working on our second night. Fixed, then out again two days later."

POINTS TO · X-RAY AREA 3, 8
Repeat faults or units near end of life

8 MENTIONS

2. Smart lock or Wi-Fi offline

7 listings · spread across the portfolio

"Keypad was dead when we arrived, took an hour to get in."

POINTS TO · X-RAY AREA 5, 8
No routine battery and device check at turnover

7 MENTIONS

3. Slow drains, low hot water

4 listings · 5 of the 7 at 2 listings

"Shower drain backed up every morning."

POINTS TO · X-RAY AREA 3
Recurring plumbing patched rather than fixed

6 MENTIONS

4. Pool green or spa cold

4 listings · all in July and August

"Pool was cloudy green, looked like it had not been serviced."

POINTS TO · X-RAY AREA 4
Unclear pool service scope

5 MENTIONS

5. Weekend problems fixed slowly

5 listings · all reported on a Friday or Saturday

"Messaged on Saturday morning, someone came on Monday."

POINTS TO · X-RAY AREA 2, 10
Weekend dispatch and hand-offs

4.62★ average rating for listings with repeated AC complaints, against 4.84★ for the rest of the portfolio.

What is working

- Cleanliness is praised in 140 of 412 reviews, and almost never criticized.
- Check-in instructions are clear; very few guests mention getting lost or confused.
- Guests describe the host team as quick and friendly on weekdays.

What reviews cannot show

What these issues cost, who fixed them and whether any of it was billed to owners. That lives in your work orders and invoices, not in reviews. The Operations X-Ray reads those records and shows where the money goes. Reply to this email or book 20 minutes at adivino.org.

X-Ray, 21 to 60 properties

$450

~~$900~~ founding client price

Prepared by Orhun Ateş · orhun@adivino.org · adivino.org