

Guestroom (you may overtype names) <i>Instructions: Enter an "Y" in the column to the right of each appropriate qualification</i>	Sunrise	Serenity	Sunset	FOUR	FIVE	SIX
	Y	Y	Y	Y	Y	Y

<b>1</b>	<b>Bedroom Size (counts double)</b>	Sunrise	Serenity	Sunset			
<b>Silver</b>	min 100 sq feet *						
<b>Gold</b>	min 150 sq feet *	Y	Y				
<b>Platinum</b>	min 200 sq feet			Y			
	<i>max 6</i>	4	4	6	0	0	0

*\* Rate room one level higher if ceiling height exceeds 10ft*

**Remember: Entries MUST be the letter Y to count**

<b>2</b>	<b>Bedroom - General Features</b>						
<b>Silver</b>	Lighting covered with shade/globe, mattress cover pad, pillow protectors, wastebasket, good quality (percale) linens, two pillows per person.						
<b>Gold</b>	Same as Silver plus extra blanket and pillows, bath robes, full-length mirror.						
<b>Platinum</b>	Same as Gold plus coffee maker and bar fridge in rooms, or provision of same in guest kitchen	Y	Y	Y			
	<i>max 3</i>	3	3	3	0	0	0

<b>3</b>	<b>Bedroom Furniture</b>						
<b>Silver</b>	Dresser or built-in drawer; bedside table; chair						
<b>Gold</b>	As Silver plus luggage rack or dedicated shelf						
<b>Platinum</b>	As Gold, plus second chair and desk or games table or large coffee table	Y	Y	Y			
	<i>max 3</i>	3	3	3	0	0	0

<b>4</b>	<b>Bed Size</b>						
<b>Silver</b>	Double (54"x 75")						
<b>Gold</b>	Queen (60"x 80") or two Twins (min 39"x75" min)	Y					
<b>Platinum</b>	King (min 72"x 80") or two Queens or two XLong Twins (36"x 80" min) that can be converted to a King with proper bracing and bridging.		Y	Y			
	<i>max 3</i>	2	3	3	0	0	0

<b>5</b>	<b>Security</b>						
<b>Silver</b>	Smoke alarm; privacy lock or chain			Y			
<b>Gold</b>	Smoke alarm; keyed lock; CO detector*						
<b>Platinum</b>	Same as Gold	Y	Y				
	<i>max 3</i>	3	3	1	0	0	0

*Nothing here suggests that anything less than local safety code is acceptable at any level.*

*\*Carbon Monoxide (CO) detectors where appropriate are req'd only for homes using oil or gas heat, with fireplaces or attached garages.*

<b>6</b>	<b>Television / Library-Games</b>						
<b>Silver</b>	Any TV available in common area; none in room. / OR / a library of at least 40 books and 3 current issue (less than 3 months old) periodicals, a selection of at least two board games and a deck of cards, either in the room or common area of a combination thereof.						
<b>Gold</b>	Colour TV in room / OR / A library as described in Silver, with min. 100 books, 5 current periodicals, games as Silver.	Y	Y				
<b>Platinum</b>	Colour TV in room, with remote, VCR or DVD and an assortment of movies, available upon request / OR / A library as described in Gold with min. 150 books, 5 current periodicals, 1 daily newspaper, games as Silver.			Y			
	<i>max 3</i>	2	2	3	0	0	0

<b>7</b>	<b>Closet</b>						
<b>Silver</b>	Mounted clothes rack with a minimum of 8 non-wire hangers						
<b>Gold</b>	Open closet with rod with a minimum of 8 non-wire hangers						
<b>Platinum</b>	Enclosed closet with a minimum of 8 non-wire hangers and 2 skirt/pant hangers	Y	Y	Y			
	<i>max 3</i>	3	3	3	0	0	0

<b>8 Laundry Service</b>						
<b>Silver</b>	Ironing board & iron available to guests					
<b>Gold</b>	Ironing board & iron available in guest room					
<b>Platinum</b>	Same as Gold, plus laundry services or washer and dryer available to guests.	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>9 Lighting - Natural Sources</b>						
<b>Silver</b>	Window area at least 7% of floor area					
<b>Gold</b>	Window area at least 9% of floor area					
<b>Platinum</b>	Window area at least 12% of floor area	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>10 Lighting - Artificial Sources</b>						
<b>Silver</b>	Min. 1500 lumens combined sources including at least one bedside					
<b>Gold</b>	Min. 2250 lumens from at least two sources (combined); one bedside.					
<b>Platinum</b>	Min. 3000 lumens from at least three sources including at least one adjustable/tri-light. Two bedside sources.	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<i>Note: 750 lumens = approx 50 watts standard bulb or 13-watt compact fluorescent.</i>						
<b>11 Window Treatments</b>						
<b>Silver</b>	Basic window coverage ensuring privacy in bedroom and bathroom					
<b>Gold</b>	As Silver, plus room darkening in bedroom					
<b>Platinum</b>	Same as Gold	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<i>Notes: window frosting or architectural glass block are acceptable privacy features.</i>						
<i>If there is no human access to views into the bathroom, no bathroom window coverings are required at any level.</i>						
<b>12 Telephone</b>						
<b>Silver</b>	Available on premises for shared guest use					
<b>Gold</b>	Portable phone or phone jack available for private guest use					
<b>Platinum</b>	Telephone in room	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>13 Air Circulation</b>						
<b>Silver</b>	Operable window with screen					
<b>Gold</b>	Oscillating or ceiling fan in room	Y	Y	Y		
<b>Platinum</b>	Air conditioning, central or window, in room					
	<i>max 3</i>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>
<i>Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fan is Platinum</i>						
<b>14 Heating</b>						
<b>Silver</b>	Central heat, controlled by host					
<b>Gold</b>	Individual heat control (supplemental space heaters acceptable)					
<b>Platinum</b>	Same as Gold	Y	Y	Y		
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<i>Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fan is Platinum</i>						
<b>15 Bathroom (scores double)</b>						
<b>Silver</b>	Shared bath, maximum 3 rooms or 4 persons sharing.					
<b>Gold</b>	Private bath adjacent in hall	Y				
<b>Platinum</b>	Private bath en suite and self-contained		Y	Y		
	<i>max 6</i>	<b>4</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>
<i>Notes: bathrobes required if bath is not en suite; zero score without robes.</i>						
<i>Bathroom facilities in the room, but not separate, do not score (however, a sink is permitted in the room).</i>						
<b>16 Bathroom (count only once if shared)</b>						

<b>Silver</b>	Lighting covered by shade/globe [or decor bulbs, make-up lighting bar, etc.], bath mat, robe hook, rubber mat or non-slip surface, mirror, surface for toiletries, hand and bath soap and shampoo (individual or dispensers), soap dish in bath/shower, towel rack, ventilation (window or fan), wastebasket, 2 complete sets of towels (face, hand, bath) per bedroom. Minimum shower or tub; both not required.			Y				
<b>Gold</b>	Same as Silver plus three additional amenities and a hair dryer. Minimum shower/tub combination.							
<b>Platinum</b>	Same as Gold plus two additional amenities, two bath sheets per bedroom, and one of the following: soaker or jetted tub, separate shower and tub, bidet or second sink.	Y	Y					
	<i>max 3</i>	<b>3</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Extra amenities: conditioner, bath gel, lotion, comb (packaged), toothbrush (packaged), toothpaste (new), shaving foam (new), mending kit, shower cap, bath salts, sanitary napkin envelopes, sanitary napkins, cotton balls, Q-tips, bandages, rubber duckie, etc.</i>								

<b>17</b>	<b>The Extra Mile</b>			Y				
	Fireplace in room (with visible flame: gas or wood burning)			Y				
	Private balcony or deck off guest room			Y				
	Heated floor tiles in bathroom, or heat lamp, or heated towel bars	Y		Y				
	Fresh flowers in room, or fruit basket in room, or mint (or similar) on pillow with turndown service	Y	Y	Y				
	<i>max 3</i>	<b>2</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ROOM TOTALS</b>		<b>49</b>	<b>51</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>ROOMS AVERAGE</b>	<b>50.7</b>						

### COMMON AREAS

<b>18</b>	<b>Common Seating / Lounge Area</b>							
<b>Silver</b>	Adequate comfortable (sofas, sofa-chairs) seating for property capacity.							
<b>Gold</b>	As Silver but dedicated to guests' use (not shared with family)	Y						
<b>Platinum</b>	As Gold, with supply of quiet activities (at least two of: library, board/card games, fireplace)						Y	
	<i>max 3</i>	<b>2</b>						
<i>Note: In some properties with suite accommodations, this area may be private to each suite. In other properties, this area may be dedicated to guest use but shared with other guests.</i>								

<b>19</b>	<b>Parking</b>							
<b>Silver</b>	Guest parking arranged close by (paid or complimentary); or on-site but less than one per room.							
<b>Gold</b>	Guest parking on site (may be blocked in by others in driveway). One space per room.							
<b>Platinum</b>	Guest parking on site with 24 hour uninhibited in/out access. One space per room.	Y						
	<i>max 3</i>	<b>3</b>						
<i>Note: "on-site" includes street parking immediately adjacent to and exclusively reserved for property.</i>								

<b>20</b>	<b>Breakfast (scores double)</b>							
<b>Silver</b>	Continental breakfast – Minimum of 3 items plus juice, coffee, tea; e.g., cereal, toast, fresh fruit.							
<b>Gold</b>	Extensive continental breakfast – Minimum of 5 items, plus juice, coffee, tea; e.g., above plus Danish, yogurt.							
<b>Platinum</b>	Full hot breakfast offered.	Y						
	<i>max 6</i>	<b>6</b>						

<b>21</b>	<b>Location! Location! Location!</b>							
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Clear view of ocean, lake, river, mountain, forest, or farm animals from breakfast or other common area	Y
Location within 0.2km of public transit AND within 2.0km of major shopping district or major man-made tourist attraction.	Y
<i>max 2</i>	<b>2</b>

**22 The Extra Mile**

Cell phones, binoculars or picnic baskets provided for guests' use outside your home	Y
Exercise room, games room, day spa, on-site masseuse, art studio, or such	Y
Garden, forest or trails on site, accessible to guests - Award Winning Garden	
High speed internet access, computer station, and/or fax	Y
Swimming Pool or Hot tub	Y
<i>max 3</i>	<b>3</b>

**TOTAL SCORE** **66.7**

**23 Questionnaire**

Name of your Property

Beacon B&B and Spa

<b>Do you live on-site?</b>	Yes	Y(es) or N(o) please
<b>Do you offer fewer than seven rooms?</b> Family <small>Suites count as One Room.</small>	Yes	Y(es) or N(o) please
<b>Do you serve breakfast, daily?</b> <small>May be Continental, self-serve.</small>	Yes	Y(es) or N(o) please (may be Continental)
<b>Do you meet all municipal bylaws?</b>	Yes	Y(es) or N(o) please
<b>Do you provide daily maid service as required?</b> <small>Rooms checked, wastebaskets emptied, beds refreshed if necessary, towels checked/replaced as necessary. Bathroom refreshed.</small>	Yes	Y(es) or N(o) please

<b>Scoring</b>	0
<b>Silver</b> minimum score	22
<b>Gold</b> minimum score	44
<b>Platinum</b> minimum score	66

Rating of this Property

Platinum