

## Jim Lingerfelt and Roger Kershaw

**From:** pat [pininoa@xtra.co.nz]  
**Sent:** Friday, September 28, 2007 7:22 PM  
**To:** Toronto Downtown Bed and Breakfast  
**Subject:** CBBH Rating system.

Guestroom	Chalet	TWO	THREE	FOUR	FIV
you may overtype names at right==>					
<i>Instructions: Enter an "Y" in the column to the right of each appropriate qualification</i>	Y	Y	Y	Y	Y

<b>1</b>	<b>Bedroom Size (counts double)</b>					
<b>Silver</b>	min 100 sq feet *					
<b>Gold</b>	min 150 sq feet *					
<b>Platinum</b>	min 200 sq feet	Y				
	max 6	6	0	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				
	max 3	3	0	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				
	max 3	3	0	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)					
<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				
	max 3	3	0	0	0	0

<b>5</b>	<b>Security</b>					
<b>Silver</b>	Smoke alarm; privacy lock or chain					
<b>Gold</b>	Smoke alarm; keyed lock; CO detector*					
<b>Platinum</b>	Same as Gold	Y				
	max 3	3	0	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. / <b>OR</b> / 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 / <b>OR</b> / A library as described in Silver, with min. 100 books, 5 current periodicals, games as Silver.	Y				
<b>Platinum</b>	Colour TV in room, with remote, VCR or DVD and an assortment of movies, available upon request / <b>OR</b> / A library as described in Gold with min. 150 books, 5 current periodicals, 1 daily newspaper, games as Silver.					
	<i>max 3</i>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<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	Y				
<b>Platinum</b>	Enclosed closet or armoire with a minimum of 8 non-wire hangers and 2 skirt/pant hangers					
	<i>max 3</i>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8</b>	<b>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				
	<i>max 3</i>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>9</b>	<b>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				
	<i>max 3</i>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>10</b>	<b>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				
	<i>max 3</i>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<i>Note: 750 lumens = approx 50 watts standard bulb or 13-watt compact fluorescent.</i>					
	<b>Window Treatments</b>					

**11**

<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 max 3	Y				
		<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Notes: window frosting or architectural glass block are acceptable privacy features.*

*If there is no human access to views into the bathroom, no bathroom window coverings are*

**12****Telephone**

<b>Silver</b>	Available on premises for shared guest use					
<b>Gold</b>	Portable phone or phone jack available for private guest use	Y				
<b>Platinum</b>	Telephone in room max 3					
		<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**13****Air Circulation**

<b>Silver</b>	Operable window with screen	Y				
<b>Gold</b>	Oscillating or ceiling fan in room					
<b>Platinum</b>	Air conditioning, central or window, in room max 3					
		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fans are acceptable.*

**14****Heating**

<b>Silver</b>	Central heat, controlled by host					
<b>Gold</b>	Individual heat control (supplemental space heaters acceptable)					
<b>Platinum</b>	Same as Gold max 3	Y				
		<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fans are acceptable.*

**15****Bathroom (scores double)**

<b>Silver</b>	Shared bath, maximum 3 rooms or 4 persons sharing.					
<b>Gold</b>	Private bath adjacent in hall					
<b>Platinum</b>	Private bath en suite and self-contained max 6	Y				
		<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Notes: bathrobes required if bath is not en suite; zero score without robes.*

*Bathroom facilities in the room, but not separate, do not score (however, a sink is permitted).*

**16****Bathroom (count only once if shared)**

<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.					
<b>Gold</b>	Same as Silver plus three additional amenities and a hair dryer. Minimum shower/tub combination.	Y				
	Same as Gold plus two additional amenities, two bath sheets per bedroom, and one of the following:					

<b>Platinum</b>	soaker or jetted tub, separate shower and tub, bidet or second sink.				
	max 3	2	0	0	0
	<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>				

**17**

**The Extra Mile**

	Fireplace in room (with visible flame: gas or wood burning)				
	Private balcony or deck off guest room	Y			
	Heated floor tiles in bathroom, or heat lamp, or heated towel bars	Y			
	Fresh flowers in room, or fruit basket in room, or mint (or similar) on pillow with turndown service	Y			
	max 3	3	0	0	0
<b>ROOM TOTALS</b>		<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>ROOMS AVERAGE</b>	<b>51.0</b>			

**COMMON AREAS**

**18**

**Common Seating / Lounge Area**

<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)	
<b>Platinum</b>	As Gold, with supply of quiet activities (at least two of: library, board/card games, fireplace)	Y
	max 3	3
	<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>	

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

**19**

**Parking**

<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
	max 3	3
	<i>Note: "on-site" includes street parking immediately adjacent to and exclusively reserved for property.</i>	

**20**

**Breakfast (scores double)**

<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. <i>max 6</i>	Y 6
<b>21</b>	<b>Location! Location! Location!</b> Clear view of ocean, lake, river, mountain, forest, or farm animals from breakfast or other common area Location within 0.2km of public transit AND within 2.0km of major shopping district or major man-made tourist attraction. <i>max 2</i>	Y  1
<b>22</b>	<b>The Extra Mile</b> Cell phones, binoculars or picnic baskets provided for guests' use outside your home Exercise room, games room, day spa, on-site masseuse, art studio, or such (on site) Garden, forest or trails on site, accessible to guests - Award Winning Garden High speed internet access, computer station, and/or fax services for guests Swimming Pool or Hot tub <i>max 3</i>	   Y Y Y  3
	<b>TOTAL SCORE</b>	<b>67.0</b>
<b>23</b>	<b>Questionnaire</b> Name of your Property	
	<b>Chalet Pininoa</b>	
	<b>Do you live on-site?</b>	Y Y(es) or N(o) please
	<b>Do you offer fewer than seven rooms?</b> Family Suites count as One Room.	Y Y(es) or N(o) please
	<b>Do you serve breakfast, daily?</b> May be Continental, self-serve.	Y Y(es) or N(o) please (may be Continer
	<b>Do you meet all municipal bylaws?</b>	Y Y(es) or N(o) please
	<b>Do you provide daily maid service as required?</b> Rooms checked, wastebaskets emptied, beds refreshed if necessary, towels checked/replaced as necessary. Bathroom refreshed.	Y Y(es) or N(o) please
	<b>Scoring</b>	0
<b>Silver</b>	minimum score	22
<b>Gold</b>	minimum score	44

<b>Date</b>
29-Sep-07

**Platinum** minimum score 66 |

**Rating of this Property**

**Platinum**

---

Pat & Lew Ferris  
"Chalet Pininoa"  
S.H.7 Matai.  
Grey Valley  
Westland  
New Zealand  
"A True Oasis in this Busy World"  
Member @Home NZ.  
Ph 64 (03) 7323408  
Email; [pininoa@xtra.co.nz](mailto:pininoa@xtra.co.nz)  
Web; [www.pininoa.co.nz](http://www.pininoa.co.nz)