

Guestroom	ONE	TWO	THREE	FOUR	FIVE	SIX
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	Y

1	Bedroom Size (counts double)					
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Silver	min 100 sq feet *	y	y			
Gold	min 150 sq feet *			y		
Platinum	min 200 sq feet					
	max 6	2	2	4	0	0

* Rate room one level higher if ceiling height exceeds 10ft
Remember: Entries MUST be the letter Y to count

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

3	Bedroom Furniture					
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Silver	Dresser or built-in drawer; bedside table; chair					
Gold	As Silver plus luggage rack or dedicated shelf	y	y	y		
Platinum	As Gold, plus second chair and desk or games table or large coffee table					
	max 3	2	2	2	0	0

4	Bed Size					
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Silver	Double (54"x 75")					
Gold	Queen (60"x 80") or two Twins (min 39"x75" min)	y	y	y		
Platinum	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.					
	max 3	2	2	2	0	0

5	Security					
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Silver	Smoke alarm; privacy lock or chain	y	y	y		
Gold	Smoke alarm; keyed lock; CO detector*					
Platinum	Same as Gold					
	max 3	1	1	1	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.

6	Television / Library-Games					
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Silver	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.					
Gold	Colour TV in room / OR / A library as described in Silver, with min. 100 books, 5 current periodicals, games as Silver.	y	y	y		
Platinum	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.					
	max 3	2	2	2	0	0

7	Closet					
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Silver	Mounted clothes rack with a minimum of 8 non-wire hangers					
Gold	Open closet with rod with a minimum of 8 non-wire hangers	y	y	y		
Platinum	Enclosed closet or armoire with a minimum of 8 non-wire hangers and 2 skirt/pant hangers					

			max 3	2	2	2	0	0	0
8	Laundry Service								
Silver	Ironing board & iron available to guests			y	y	y			
Gold	Ironing board & iron available in guest room								
Platinum	Same as Gold, plus laundry services or washer and dryer available to guests.								
			max 3	1	1	1	0	0	0
9	Lighting - Natural Sources								
Silver	Window area at least 7% of floor area			y	y	y			
Gold	Window area at least 9% of floor area								
Platinum	Window area at least 12% of floor area								
			max 3	1	1	1	0	0	0
10	Lighting - Artificial Sources								
Silver	Min. 1500 lumens combined sources including at least one bedside			y	y	y			
Gold	Min. 2250 lumens from at least two sources (combined); one bedside.								
Platinum	Min. 3000 lumens from at least three sources including at least one adjustable/tri-light. Two bedside sources.								
			max 3	1	1	1	0	0	0
	<i>Note: 750 lumens = approx 50 watts standard bulb or 13-watt compact fluorescent.</i>								
11	Window Treatments								
Silver	Basic window coverage ensuring privacy in bedroom and bathroom								
Gold	As Silver, plus room darkening in bedroom			y	y	y			
Platinum	Same as Gold								
			max 3	3	3	3	0	0	0
	<i>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 required at any level.</i>								
12	Telephone								
Silver	Available on premises for shared guest use								
Gold	Portable phone or phone jack available for private guest use								
Platinum	Telephone in room			y	y	y			
			max 3	3	3	3	0	0	0
13	Air Circulation								
Silver	Operable window with screen								
Gold	Oscillating or ceiling fan in room			y	y	y			
Platinum	Air conditioning, central or window, in room								
			max 3	2	2	2	0	0	0
	<i>Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fan is Platinum</i>								
14	Heating								
Silver	Central heat, controlled by host								
Gold	Individual heat control (supplemental space heaters acceptable)			y	y	y			
Platinum	Same as Gold								
			max 3	3	3	3	0	0	0
	<i>Note: air conditioning may be inappropriate for some locations; in this case oscillating or ceiling fan is Platinum</i>								
15	Bathroom (scores double)								
Silver	Shared bath, maximum 3 rooms or 4 persons sharing.								
Gold	Private bath adjacent in hall			y					
Platinum	Private bath en suite and self-contained				y	y			
			max 6	4	6	6	0	0	0
	<i>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 in the room).</i>								
16	Bathroom (count only once if shared)								

Silver	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	y				
Gold	Same as Silver plus three additional amenities and a hair dryer. Minimum shower/tub combination.		y	y			
Platinum	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.						
	<i>max 3</i>	1	2	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						
	Heated floor tiles in bathroom, or heat lamp, or heated towel bars						
	Fresh flowers in room, or fruit basket in room, or mint (or similar) on pillow with turndown service						
	<i>max 3</i>	0	0	0	0	0	0
ROOM TOTALS		32	35	37	0	0	0
	ROOMS AVERAGE	34.7					

COMMON AREAS

18	Common Seating / Lounge Area	
Silver	Adequate comfortable (sofas, sofa-chairs) seating for property capacity.	
Gold	As Silver but dedicated to guests' use (not shared with family)	
Platinum	As Gold, with supply of quiet activities (at least two of: library, board/card games, fireplace)	y
	<i>max 3</i>	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	
Silver	Guest parking arranged close by (paid or complimentary); or on-site but less than one per room.	
Gold	Guest parking on site (may be blocked in by others in driveway). One space per room.	
Platinum	Guest parking on site with 24 hour uninhibited in/out access. One space per room.	y
	<i>max 3</i>	3
<i>Note: "on-site" includes street parking immediately adjacent to and exclusively reserved for property.</i>		

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

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>
0

22 The Extra Mile

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

y
y
<i>max 3</i>
2

TOTAL SCORE

48.7

23 Questionnaire

Name of your Property

Date

Serendipity Bed & Breakfast Inn

22-Oct-07

Do you live on-site?

Do you offer fewer than seven rooms? Family Suites count as One Room.

Do you serve breakfast, daily? May be Continental, self-serve.

Do you meet all municipal bylaws?

Do you provide daily maid service as required? Rooms checked, wastebaskets emptied, beds refreshed if necessary, towels checked/replaced as necessary. Bathroom refreshed

y
y
y
y
y

Y(es) or N(o) please
 Y(es) or N(o) please
 Y(es) or N(o) please (may be Continental)
 Y(es) or N(o) please
 Y(es) or N(o) please

Scoring

	0
Silver minimum score	22
Gold minimum score	44
Platinum minimum score	66

Rating of this Property

Gold