



**VAIL VALLEY PARTNERSHIP  
LODGING QUALITY ASSURANCE**

PROPERTY REQUIREMENTS & CRITERIA

Effective 2018



Expectations from guests in the Vail area and lodging standards worldwide continue to rise as new luxury resort properties are developed. To stay competitive in attracting visitors, it is necessary to re-evaluate and enhance lodging properties regularly.

The mission of the Lodging Quality Assurance (LQA) program of the Vail Valley Partnership is to ensure guest expectations are met or exceeded by providing local businesses with programs and tools that assist in improving lodging quality standards. LQA also helps improve guest satisfaction by providing them with an advanced understanding of the property and unit they are choosing for their stay. Guests' experience should match or exceed their expectations.

LQA is a unique, community-wide initiative implemented to rejuvenate resort accommodations and continually improve the quality and value offered by the Vail Valley's lodging properties. The program has proven successful as an aid for property managers and owners in maintaining and upgrading rental properties.

Currently, any property sold through Vail/Beaver Creek and Vail Valley Partnership central reservations undergoes a detailed interior inspection and is assigned an LQA rating. An acceptable level of quality must be maintained in each unit to remain available for rent through the central reservation system or online booking engines.

## Inspection Ratings

The key elements of LQA are quality, condition and coordination. LQA also considers form and function.

Items in each area of a unit are inspected and rated. Ratings are determined by the detailed criteria listed in this document. Each rating is given a point value and an overall unit rating is given which is a percentage out of 100%. Star ratings are also associated with each rating based on the below scale.

### Rating Scale

Diamond:	96% - 100%	☆☆☆☆☆
Platinum:	90% - 95%	☆☆☆☆ 1/2
Gold:	86% - 89%	☆☆☆☆
	80% - 85%	☆☆☆☆ 1/2
Silver:	76% - 79%	☆☆☆
	70% - 75%	☆☆☆ 1/2
Bronze:	66% - 69%	☆☆
	60% - 65%	☆☆ 1/2

Half-star ratings represent properties with a majority of units falling in the lower half of the rating category. Some units may reflect characteristics found in properties with lower LQA ratings.

Properties that reside in the same building under the same property management company utilize an overall average LQA rating. Therefore each unit rating percentage is averaged together to obtain the overall property rating.



Below are expectations for LQA overall unit ratings:

**Diamond:** These are the very top units in the Valley and are on par or exceeding the quality and style of the best properties in other world class ski and resort destinations. Materials, hardware and furnishings in a diamond unit are current or timeless in style, perfectly coordinated and of exquisite quality. Thought has gone into each element of the guest experience and has been executed to impressive levels. Elements are in like-new or top quality antique condition. Diamond units are the top platinum units. Individual items do not have a diamond rating, but the overall score creates a diamond unit. Diamond units are re-inspected every two years.

**Platinum:** Units with a platinum rating represent some of the finest accommodations in the area. Materials, hardware and furnishings are current or timeless in style, show excellent coordination and are of excellent quality. Appointments are supportive of an excellent guest experience. Most elements are in like-new or top quality antique condition. Platinum units are re-inspected every 18 months.

**Gold:** Gold units are the majority of better appointed lodgings in the area. They reflect recent interior design motifs, exhibit coordinated decorating elements and have materials of high quality. Elements within each room of the unit are of quantity and quality to ensure a satisfactory guest experience. Appointments are in like-new or close-to-new condition or good antique condition. Gold units are re-inspected every 18 months.

**Silver:** Silver rated units offer basic accommodations for the area or are high quality units that are showing wear. Materials, hardware and furnishings are of standard quality and design or showing wear. A consistent style is apparent throughout, although the unit is typically not current in style and may be lacking in thoroughness and finishing touches. Most elements needed for a satisfactory guest experience are present and acceptable. Silver units are re-inspected every 18 months.

**Bronze:** Units with a bronze rating offer a more sterile environment or are nicer units that are showing significant wear. Materials, hardware and furnishings are basic or showing significant wear. Decorating motifs are present, but may not be fully coordinated. There may be a “pieced together” feel or missing elements that would create a satisfactory guest experience. Inventory contained in each room of the unit is mostly utilitarian and meets minimum expectations. A bronze unit offers a no frills lodging experience, that will be acceptable for guests who choose this in advance.

**Sub-standard:** A sub-standard unit does not meet minimal rating standards. Inventory contained in each room of the unit is sparse, mismatched, and/or severely worn or broken. A sub-standard unit does not reflect first class resort lodging to destination vacationers. The Vail Valley Partnership will not rent substandard properties in the Vail Valley.

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## **Inspection Process**

When rating a property, the LQA inspector considers the quality and condition of each item being rated, as well as the coordination of the item with the rest of the room and unit. When needed, an average score of common elements is used to determine a particular rating. For example, in a living room there may be a new condition leather chair and a slightly worn upholstered chair. The inspector will average the two and note that different quality elements exist. This is common with mismatched kitchen appliances, also.

Anything that is not new, in excellent condition, or is of an older style may be reduced in rating level. Inconsistencies in décor and design that do not show coordination with other rated elements in a room may also result in a reduced rating level. Required items that are missing will be rated as sub-standard.

## General Criteria - Items found throughout units

The following details are the criteria by which items are rated. P = platinum, G = gold, S = silver, B = bronze, 0 = sub-standard/Missing.

### Ceiling

**P** - Ceiling in excellent condition and of current or timeless style. Special treatments, such as wood wrapped beams or crown molding, elegant painted effects or perfectly smooth finished ceilings with impeccable wall transitions.

**G** - Ceiling in excellent textured condition of current style or showing slight wear. If beams are present, they are finished with attractive and up-to-date materials. Paint and finishes are newer with few signs of wear, if any.

**S** - Ceiling with older texture or modest beams and finishes in excellent condition or nicer ceilings showing wear. Paint may have minor discolorations.

**B** - Ceiling is dated or in need of attention. Water stains, popcorn texture, dents or significant discolorations may be present.

**0** - Ceiling is damaged and in need of repair. There may be holes, major discolorations, maintenance issues or other unsightly defects.

### Floor coverings

**P** - Superior quality materials such as wide plank hardwoods, stone or carpet, perfectly installed and in excellent condition. Platinum floors include engineered wood flooring. Stone includes marble, travertine, slate, contemporary porcelain, and wood grain porcelain tiles with grout set in current style. Carpet must be a superior quality wool, high-end designer carpet or a special treatment carpet designed for the room. High-end designer carpet considered platinum is comprised of cut and loop fibers with a luxurious feel that create a pattern and is 3/8" thick or deeper from the backing to the carpet surface (i.e. not counting the carpet backing.)

Colors and patterns are attractive, coordinated and in excellent condition. Installation is flawless and all seams and edges are finished attractively. Stone tiles are not cracked, missing, or loose. Grout is intact with no discolorations. Other special treatment flooring may be considered platinum if it is in excellent condition and complements the room decor.

Living/dining room: Linoleum is not acceptable = 0

Kitchens: Carpet and linoleum are not acceptable = 0

Bathrooms: Carpet and linoleum are not acceptable = 0

**G** - Flooring materials are of high quality, such as 3-inch oak flooring, LVT (luxury vinyl tile), ceramic tile or standard wood laminate. Carpet is of high quality and in like-new condition. Flooring is up-to-date with colors and patterns that coordinate with the décor. Platinum flooring with discolorations or showing minor wear may be rated gold.

Living/dining room: Linoleum is not acceptable = 0

Kitchens: Carpet and linoleum are not acceptable = 0

Bathrooms: Carpet and linoleum are not acceptable = 0

**S** - Flooring consists of good quality materials, in excellent condition, which may include linoleum. Flooring may be older, but well maintained. Higher quality materials that are showing wear, but with no major flaws, may be rated silver. Colors and patterns may be dated, but not unattractive, or not coordinated with the current décor.

Living room: Linoleum is not acceptable = 0

Kitchens: Carpet is not acceptable = 0

Bathrooms: Carpet is not acceptable = 0

**B** - Flooring is of inferior materials, dated and/or worn. Styles may be older, affecting the overall impression of the space. Low quality materials or higher quality materials showing significant wear or having defects will be rated bronze. Flooring is in need of replacement.

Kitchens: Carpet is not acceptable = 0

Bathrooms: Carpet is not acceptable = 0

**0** - Flooring is old or in poor condition and in need of replacement. Materials may be peeling, torn and bubbled, or showing significant wear, thus unacceptable for rental use to guests. Obvious defects are apparent. Carpet in kitchens and throughout bathrooms fall into this category.

### **Accent Rugs**

Accent rugs are not required, but may be used to enhance the overall décor of a room. When they are present, they will be rated accordingly:

**P** – Accent rugs that are of exceptional quality, unique and enhance the décor. Oriental rugs, Native American rugs, antique rugs in exceptional condition, thicker wool rugs of excellent quality and custom designed or uniquely impressive rugs fall into this category. Because antique rugs may be older, some wear may be evident.

**G** – Accent rugs of high quality in excellent condition that coordinate with the overall room décor. Higher quality rugs showing minor wear may be gold. Dhurrie accent rugs and other thinner rugs typically fall into this category.

**S** – Accent rugs of good quality in excellent condition that coordinate well with the overall décor. Higher quality rugs with discolorations or showing wear may be silver.

**B** – Accent rugs of lower quality in excellent condition. Higher quality rugs with discolorations, showing wear or in need of repair.

**0** – Accent rugs in poor condition and in need of removal.

### **Wall Covering**

Wall coverings include anything below the edge of the ceiling or crown molding to the floor. Wall texture, baseboards and overall condition and cleanliness are key factors in rating wall coverings. Special treatments such as wallpaper, fabric, wood paneling and other treatments will be considered in the rating. When wall treatments vary from one wall to the next in a room, an average rating may result.

**P** - Wall texture, paint, unique high quality wallpaper, fabrics or wall treatments in current or timeless style may be platinum. Baseboards 5” or higher of high quality material are required for platinum, unless a special wall treatment that would negate the need for them is in place or a special wall and décor style dictating a shorter baseboard trim prevails. Walls and baseboards must be in excellent condition and enhance the décor. Wall coverings should bring all areas throughout the unit into coordination. Perfectly smooth, modern skip trowel, Italian stucco and other hand textures are examples of drywall finishes that can be platinum. Very few

imperfections or discolorations may be present. Authentic, high integrity materials such as wood, brick, or metal may be platinum when in excellent condition and in coordination with the decorating theme. Heat registers, where present, must be integrated into the overall room design with custom covers in wood or excellent quality material.

**G** - Wall texture, paint, high quality wallpaper, fabrics or wall treatments of recent style and in excellent condition that compliment the décor may be gold. Higher quality finishes showing minor wear or that are slightly dated may also be gold. Baseboards are of high quality materials and condition, but may be shorter or showing light wear. Wall coverings bring all areas of the unit into coordination. Medium skip trowel, more current knockdown finishes, and other hand finished textures may be gold. Heat registers and painted registers or covers, if present, are of good quality materials in excellent condition with minimal signs of wear.

**S** - Wall texture, paint, wallpaper, fabrics or wall treatments of lesser quality, or that are dated or worn may be silver. No severe damage may be present. Baseboards may be of a lesser quality material in excellent condition, older in style or showing moderate wear. Popcorn, sand, orange peel, splatter, and thick drywall mud effects in good condition are examples of silver wall textures. Wall coverings that are out of coordination with the décor may be silver. Heat registers or covers, where present, may be of lesser quality materials or showing wear and may have visible paint brush marks or layering, but no missing pieces or significant damage.

**B** - Wall texture, paint, wallpaper, fabrics or wall treatments showing significant wear will be bronze. Significant discolorations, chips, scuffs, dents, holes, tears or significantly peeling wallpaper would give a wall a bronze rating. Bronze wall textures may have discolorations, dents or chips. Baseboards that are showing significant wear, damage, improper installation, missing pieces, are vinyl or missing (where not accompanied by a platinum or gold special wall treatment) will be bronze.

**0** - Wall texture, paint, wallpaper, fabrics or wall treatments in extremely poor condition and obvious need of refinishing will be rated 0. Serious paint discolorations, significant chips, dents and marring qualify. Wallpaper may be severely peeling. Fabric may be torn or severely faded. Wood may have a distinctly worn finish, be significantly scratched and in need of removal or refinishing. Heat registers and covers, where present, may be damaged, severely scratched, or not in proper working order and in need of replacement.

### **Fireplaces**

Fireplaces, particularly in the mountain environment, are very desirable and often are a room's focal point yet they are not required. If there is a wood-burning fireplace, appropriate fire tools must be present.

**P** – Superior materials are used to surround the fireplace if it is not flush wall mounted. This includes custom stonework or other unique treatments of a substantial massing. A mantel will exist, where appropriate, and be made from superior materials with fine craftsmanship. The hearth will be substantial and in like new condition along with the fire screen or glass doors. Platinum hearths have no significant cracks or unsightly discolorations. Platinum flush mount wall fireplaces will be large enough to be a major focal point in the room and have a smooth transition to the wall with no drywall cracks, paint discolorations, or other wall material damage around the fireplace. If the fireplace has a glass covering, the glass is clear with no discolorations or clouding. The fireplace may be wood burning or gas. If wood burning, the fire tools are of high quality and in excellent condition.

**G** – High quality materials surround gold fireplaces that are in excellent condition and complement the overall room décor. Mantle, surround and hearth massing may be less substantial than platinum fireplaces, but still create an anchoring presence in the room. Excellent quality mantles and hearths that are showing wear may be gold. Superior quality hearths may be in need of cleaning to remove ash stains. Stone hearths may have hairline cracks. Gold flush mount wall fireplaces may be less dominant in the room, but have a smooth wall transition with no significant wall texture interruptions or discolorations around the fireplace. Fire screens, glass doors or glass

coverings are substantial but may have light wear, but no significant glass clouding. Lighter weight doors or screens of recent style and in excellent condition may be gold. If wood burning, fireplace tools are of high quality and in good condition or of good quality in excellent condition.

**S** – Lesser quality materials and lighter massing surrounding the fireplace or surround materials not in coordination with the décor may be silver. High quality materials showing moderate wear may be silver. Fireplaces with no mantle or no special wall finish will be silver. Fireplaces with dated, but not timeless, style that do not enhance the décor of the unit may be silver. Hearths may be minimal or have larger-than-hairline cracks and high quality hearths may have significant discolorations. Silver flush mount wall fireplaces will be showing wear, dated or have a rough wall transition. Fire screens may be difficult to operate, of lesser quality, or showing wear. Glass doors or covers of an older style, lighter quality or with discoloration or fogging may be silver. Glass covers may have slight clouding. If wood burning, fireplace tools may be of lesser quality or showing wear.

**B** – Bronze fireplaces do not contribute to the décor of the room and typically detract from the overall impression. The materials surrounding the fireplace may have significant damage or discoloration, be missing or of inferior materials. Mantels and hearths will be incomplete or showing obvious need for refinishing or repair. Flush or wall mount bronze fireplaces detract from the continuity of the wall and need finishing, repair or replacement. Fireplaces may be significantly discolored or there may be cracked tiles or a significantly cracked hearth. Fire screens or glass doors may be damaged, fogged or difficult to use. Glass covers may be clouded or cracked. If wood burning, fireplace tools may be incomplete or worn.

**0** – Fireplaces clearly in need of reworking fall in this category. Major cracks, discolorations, inoperable screens and doors, missing fireplace tools for wood burning stoves, serious clouding of glass, and missing materials may earn a fireplace a 0 rating.

### **Doors and Hardware**

A collective rating may be given if one or more doors are present. For example, there may be an interior door along with closet doors in a bedroom. Door slabs and hardware are rated together. As a reminder, LQA does not rate exterior or exit doors as these are often not in the control of the individual property owner.

**P** - Doors are of exceptional quality, typically heavier solid woods, with a substantial feel and the highest quality hardware. Doors and hardware are in perfect or close to perfect condition and properly installed. Door finishes are like new and coordinate with the overall décor of the unit and the door and baseboard trims. Hardware operates smoothly, quietly and latches properly.

**G** - Doors are high quality, typically solid woods with or without decoration, have a solid feel and are properly installed. Excellent quality doors that are showing some wear may be gold. Slightly less substantial doors that are in like new condition may be gold. Excellent quality hardware showing some use may be gold and high quality hardware in perfect condition and operation may be gold.

**S** - Doors and hardware are of good to average quality, without damage, and properly installed. Hollow core doors, light weight doors and older doors that are painted fall into this category. Higher quality doors with significant wear or in need of refinishing fall into this category. Hardware showing scratches or a slightly worn finish may be silver.

**B** - Doors and hardware are of lesser quality, older, showing damage or significant wear, or improperly mounted may be bronze. Painted doors that are worn or show layering are bronze. Discolored, old style, worn finish or improperly installed hardware fall into this category. Good to average quality doors showing some wear may be bronze.

## **Window Coverings**

Window treatments are an important factor in overall unit design and should be decorative as well as functional. However, given the room design or the desire to take in all the views of the mountain environment, window treatments are not always needed or desired. If they are not present, they are not rated, except in bedrooms, where window coverings are required. Bedrooms should have significant room darkening capabilities, which is very important to guests who travel long distances from a variety of time zones. Actual blackout coverings block 100% of full daylight from outside. Near blackout coverings provide significant room darkening, but may show a little light around the edges of the window or allow enough light to make out furniture in the room in the daytime, but not disrupt sleep.

**P** - Window coverings are superiorly constructed from exquisite fabrics and high-grade woods and are in like-new or close-to-new condition. Colors, patterns, textures and trims reflect current styles and designs and enhance the overall room décor. Window shades and blinds are finished with a valance or top treatment, as appropriate, that is perfectly integrated into the design scheme. All components, including rods, hardware, cords and operating systems are high quality, properly installed and in perfect working order. No exposed mechanisms are acceptable for platinum. Blackout or near blackout capability is required in bedrooms for platinum window coverings. Inset window coverings that leave larger light gaps along the sides are not platinum. Well-fit, high quality wood blinds with no exposed clips on the finish top trim fall into this category. Custom curtains or roman shades of excellent quality fabrics installed on high quality rods and high-grade plantation shutters are platinum. Excellent quality, non-paper feel, pleated or cellular shades with a matching or coordinating valance may be platinum.

**G** - Window coverings and hardware are of high quality materials in excellent condition, well functioning, and complement the overall décor. Blackout or near blackout capability is required in bedrooms for a gold rating. Lined draperies of high quality materials, wooden blinds of a lighter quality real wood or with an exposed clip top finish, standard quality cellular shades or higher quality ones without a matching or coordinating valance may be gold. High quality vertical shade systems are gold in excellent condition. Higher quality window coverings that are showing minor wear or discolorations may be gold.

**S** - Window coverings and hardware of adequate quality in excellent condition are silver. Colors, fabrics and patterns may be older, but fabric is still in acceptable condition and coordinates with the décor of the room. Window coverings may or may not be lined or have darkening capabilities in bedrooms; however, they still function properly. Nicer metal blinds, plastic vertical blinds, plastic wood-look blinds and paper feel cellular shades in excellent condition fall into this category. Higher quality window coverings showing wear may be silver.

**B** - Window treatments are inferior in quality or treatments show signs of wear, such as fading and pilling. Window coverings may or may not be lined or have blackout capabilities in bedrooms; however, they still function properly. Hardware is functional but may be inferior in quality or showing wear. Plastic or metal horizontal or mini-blinds fall into this category.

**O** - Window treatments are older, extremely worn, of poor quality or in need of repair. They may be damaged or discolored. Hardware may be damaged and not work properly. Colors and style may not contribute to the décor in the room.

## **Lighting**

Lighting is an important factor in overall unit design and should be decorative as well as functional. It should enhance the design scheme of the decorating plan. All rooms should have general and task lighting. General





lighting is overhead lighting such as chandeliers, pendants, wall sconces, flush mount, recessed or track lighting. General lighting should be capable of fully brightening the room when it is dark outside.

Task lighting is a specific light source that is used for activities such as reading, cooking, computer work or applying make-up. Lamps or under counter lighting provide task lighting. Lighting levels throughout the room should be capable of being controlled to satisfy the needs and preference of each individual and dimmer switches are recommended. Guests should be able to control the lighting environment at each of the sitting areas in the room. Lamps and lampshades should also coordinate with each other and the room décor.

Bedrooms: Task lighting is recommended on both sides of king, queen and full beds, next to each twin and provided for top and bottom bunks as room configuration dictates.

### Examples

In a bedroom, general lighting should be bright enough for guests to distinguish between black and navy blue when getting dressed to go out on a winter evening. Task lighting should allow one guest to study the trail map, while the other gets a head start on sleeping. In a platinum room, lamp shades should be intentionally coordinated with the color themes in the room.

In the living room, a guest in any chair should be able to control the level of task lighting to read a magazine, while a guest sitting on the end of the sofa should be able to dim the light enough to look at an iPad or watch a movie on the TV. At the same time, guests at the game table by the wall should be able to turn up enough light to work on a puzzle or play a card game. General lighting should be bright enough for packing or unpacking at night.

In the entry, guests should be able to leave enough light on for a midnight arriving family member to enter and get oriented, while not being so bright as to prevent the kids on the murphy bed from going to sleep.

In the kitchen, a guest should be able to get up in the night and turn on enough light to get a glass of water without blinding themselves awake. The kitchen should have enough general light to cook and enough task light to read a recipe out of a magazine.

In the dining room, guests should have enough light to appreciate their meals, with the ability to make it soft enough for relaxed after dinner conversation. In properties where the dining room may serve double duty as a place to look at maps, magazines, tickets, etc., the overhead light should be bright enough to fully light the table area.

In bathrooms, guests should be able to turn the general lighting down enough to enjoy an evening bath or find their way around the restroom in the middle of the night, while having enough task lighting to apply makeup or shave.

Separately switched, low wattage wall sconces that create soft light in a room may create the same effect and provide the same service as dimmers or three way bulbs and can contribute to a platinum rating. Lighting environments that are not controllable are silver. For example, one overhead with no dimmer and no lamps, or one lamp, whether dimmable or not, with no overhead light would be silver.

**P** - General lighting is ample and controllable. Task lighting can be individually controlled for each of the sitting areas in the room. Three way switched lamps or lamps with dimmers are recommended. Fixtures are of superior quality and construction and intentionally coordinated within the room. Plain white lamp shades should be considered platinum if they contribute to the room design and color scheme, but not as a default. Designs and finishes are properly sized, up-to-date, in excellent condition and in perfect working order. Overhead fixtures and

wall sconces are hard-wired with no visible cords. Dimmer switches control all overhead lighting, unless supplemented with a separate soft light wall sconce schema. Updated can lights with dimmers may be platinum if they complement the overall lighting plan.

Dining Area: Chandeliers are encouraged as part of the overall lighting environment but other creative lighting plans may be platinum if effective.

Kitchen Area: Under cabinet task lighting and over cabinet ambient lighting encouraged. Pendant lights can enhance the lighting environment where appropriate.

**G** – General lighting is ample with attractive fixtures in excellent condition. Task lighting controls most seating areas in the room. Lamps enhance the décor with appropriately sized, deliberately coordinated and high-quality shades. Dimmer switches may or may not be present. Lighting environments that are not controllable are not gold. Can lights with updated rings and inserts may be gold.

Dining Area: Chandelier is preferred, but other lighting concepts may be acceptable if effective.

Kitchen Area: Task lighting may be limited, but overall lighting is ample and controllable.

**S** - General lighting is good, however, there may be insufficient task lighting or lighting control. Older style fixtures may be present but in good working condition and good aesthetic condition. Dimmer switches may or may not be present. Older recessed can lights without dimmers and rooms with inadequate general lighting fall into this category. Lamps and lamp shades may not represent any deliberate coordination.

**B** - General lighting is dim and task lighting is minimal. Lamps and shades may not be appropriate in size for the space or lacking in coordination. Fixtures may be worn or dated in style. Older florescent lighting may be present.

**O** - General and task lighting is insufficient. Fixtures may be broken or missing and may not function properly or be unacceptable.

### **Art and Accessories**

Art is rated as a whole in a room, considering its individual merits and cohesiveness with the collective décor. Art and accessories are required in the living, dining and bedroom areas. In bathrooms, mirrors, towel bars, hooks, etc. are considered accessories in this category.

**P** - Platinum art and accessories positively impress the guest immediately upon entering a space and warrant consideration of their own merit. They are of superior quality and thoughtfully chosen to create a cohesive and intentional mark upon the space. Generally, signed one-of-a-kind or numbered limited edition pieces by professional artists will be platinum. Sculpture and original multi media works are usually platinum. Large format, unique printed pieces may be platinum based on their contribution. Printed pieces on multi dimensional surfaces and collector type vintage reproduction prints may be platinum if they elevate the room décor and integrate seamlessly. Pieces should be deliberately integrated into the spaces in the room and connect with the design scheme for the furniture, window coverings, and overall statement of the unit. Wall art should be professionally installed, mounted or framed in a style appropriate to the piece and the room. The scale of art and accessories must be proportional to the space and décor to be platinum.

**G** - Gold rated art and accessories are comfortable in the space and contribute to the cohesiveness of the décor and the room. They are high quality and invite guests into the room. Unique large format photographs typically fall into this category. Mass market, but good quality multi-dimensional wall art or large format canvas gallery wraps typically fall into this category. Commercially produced vintage ski posters may be gold. Gold rated wall art is professionally mounted and framed in a style appropriate to the piece and the room. Quality pieces that do not consider the collective décor of the room may be rated gold. Multiple gold quality photographs or pieces may

balance out a single smaller platinum piece to a gold rating for the room. Some original art may be rated gold based on its contribution.

**S** - Silver rated art and accessories are present, but not necessarily inviting or coordinated. They are however still in attractive condition and mounted and framed in a style appropriate to the piece. Dated, but not timeless art, prints and accessories may be silver. Dated ski posters or old framed prints are typically silver. Rooms with a limited amount of wall art or accessories and significant areas of bare walls are typically silver. Smaller, older-style framed prints typically fall into this category.

**B** - Art and accessories may be minimal, worn, faded, significantly outdated, or do not coordinate with other design aspects of the room. Rooms with a single piece of non-platinum art and significant areas of bare walls typically are bronze. Unframed prints, consumer mounted frames, plastic framed artwork and glass matted artwork with plastic clips typically fall into this category.

**O** - Art and accessories are either not present or do not coordinate. Items may be broken or damaged. Sterile rooms with no wall art and all bare walls fall into this category.

### **Furniture**

Furniture is a major element in establishing the experience of the space and its consideration warrants a significant portion of these criteria. The furniture section considers room configuration, furniture construction, upholstery or finish, condition and integration.

Room configuration considers the selection and arrangement of furniture in the space for form and function. Construction considers the materials and assembly quality of the pieces. Upholstery or finish considers the covering or treatment of the constructed materials. Condition considers the wear and tear on the piece. Integration considers how well the pieces fit into and complement the room.

Each of these categories will be subject to the purpose of the room. Living areas should be well thought out for form, function and suitability for a rental environment. Multiple guests should be able to co-habit the space simultaneously and conduct differing activities. Furniture and materials should be strong enough to gracefully endure heavy use. The living area will most likely be the main gathering area for guests and it should reflect the best of what the unit has to offer. Since living rooms vary in size and configuration, the inspector frequently must average items being rated. For example, the room may have several sofas or chairs that may not carry the same rating. Dining room furniture should be appropriate for the size of the unit and the number of people who may be staying there. Bedrooms should have a place to put away clothes and suitcases and to sit to put on socks and shoes. Bathrooms should have a place for towels and toiletries.

**Upholstered furniture:** This includes sofas, love seats, chairs, upholstered benches, built-in sofas or benches, ottomans and other furniture covered in leather or soft material.

**Case goods:** Entertainment centers, armoires, coffee tables and larger pieces in the room. Case goods should be appropriate to the size and shape of the space.

**Accent furniture:** Additional items in the living room that are not part of the case goods. This could include end-tables, side benches, game tables or other unique pieces of furniture in the room.

**P** - Furniture impresses immediately upon entering the room while also being inviting.

Configuration is well designed for form and function.

Furniture construction is superior and substantially sturdy, except in the case of delicate antiques. Furniture design is excellent in style and execution. Sofa, chair or love seat cushions maintain shape and support and are not broken down in structure.

Upholstery is exceptional in quality, typically textured, with colors and patterns that unite the room into a cohesive design theme. Leathers are excellent in original quality and current condition. Upholstery or trim is not worn at the edges, stained, pillled or discolored.

Finishes are unmarred or antiques have markings appropriate to high quality condition. Doors and drawers of furniture open and close smoothly.

All furniture, case goods and accent pieces are well integrated, unique and enhance the function and impression of the space and an overall design theme is coherent throughout.

**G** - Furniture is enhancing to the space and welcoming.

Configuration is appropriate for form and function.

Furniture construction is excellent and sturdy, with a current or timeless style. Sofa, chair or love seat cushions maintain support, but may show some compression. Many mass production, commercially common pieces will be gold when new.

Upholstery is of high quality with fresh, up-to-date patterns and colors, or timeless style in excellent condition. Higher quality, solid colored, non textured fabrics may be gold. Slight imperfections and creases in leather are to be expected. Thinner and lower quality leathers may be gold. Platinum level materials beginning to show minor wear may be gold.

Gold condition furniture may exhibit very minor wear such as scratches or small dents, especially at the floor level. Finishes should be intact and consistent in color without stains or peeling.

Furniture, case goods, and accent pieces work together well and an overall design intent is present throughout.

**S** - Furniture is comfortable and coordinated.

Configuration may be lacking a few small elements for form and function.

Furniture construction is adequate but unimpressive quality or style. Sofa, chair or love seat cushions may not maintain their shape or be lacking support. Furniture is typically lighter and moves when guests sit on it with lateral movement or older in style, such as crate furniture.

Silver level upholstery materials are of average quality or bland in design, but in like new condition. Platinum level materials showing moderate wear may be silver. Gold level materials showing light wear may be silver. Upholstery may not have any unifying elements to unite the furniture into a set.

Silver condition furniture may exhibit moderate wear such as scratches, chips or small dents. Leathers may be dry, show moderate discolorations or the beginnings of crease cracks. Finishes may have a few scratches or veining as a precursor to peeling, but no actual peeling, flaking, or delaminating.

Furniture, case goods, and accent pieces are present in sufficient quantity, but an overall design intent may not be discernible.

**B** - Furniture is worn or looks scavenged together.

Configuration is uncoordinated or missing several elements for form or function.

Bronze level new furniture construction is lacking substance or style. Sofa, chair or love seat cushions or underlying structure may be worn out, creating a broken down impression. Furniture is typically lacking quality material or design and may be constructed of plastic, plywood or other unfinished wood.

Bronze level upholstery materials are of low quality and may exhibit wear almost immediately. Platinum level materials showing significant wear may be bronze. Gold level materials showing moderate wear may be bronze. Silver level materials showing light wear may be bronze. Upholstery may clash or be clearly unintended to coordinate together.

Bronze condition furniture may exhibit significant wear such as stains, scratches, chips, larger dents, peeling or delamination. Leathers may be cracked, show significant discolorations, or have a failing surface.

Furniture, case goods, and accent pieces are not present in sufficient quantity and an overall design intent is not discernible.

**0** - Furniture is not acceptable for guests.

Configuration is not appropriate for form or function.

Pieces are out-of-date, damaged or structurally deficient.

Upholstery needs to be replaced and may be extremely worn, discolored, or damaged.

Condition is unacceptable for guests.

Furniture, case goods, and accent pieces are inferior and little to no thought appear to have been given to style or coordination.

### **Electronics**

Technology is quickly evolving in the entertainment and smart home industries. Many entertainment devices have become portable and personal. However, a base level of entertainment electronics should be present for guests who do not bring their own. Individual properties and management may have a DVD or Blu-ray library of movies and games for guest use and may require their presence in each unit; however, due to the prevalence of streaming services for movies and games, the LQA criteria no longer require them. For the customization of the guest experience TVs are required in bedrooms; however, the absence of a television only affects the rating in that one room. Bedroom TVs may be smaller in size.

Smart home technology is certainly available, but not currently required by the LQA criteria. As it becomes more prevalent in rental units and internet capability becomes more robust in the area, these energy saving and ease of use devices may come into play for rental standards, but as with all criteria changes, owners will be given at least a full renewal cycle to implement any additions.

**P** – A recent internet connectable TV with video and music streaming capability at least 32” in size and a speaker system, connectable to a guest’s portable music player either by bluetooth or cord or connected to the built in TV or streaming device.

**G** - A recent internet connectable TV with video and music streaming capability at least 32” in size.

**S** - TV at least 32” and a bluetooth speaker or speaker system (if no music service through TV system.) A recent internet connectable TV with video and music streaming capability of a smaller size will be silver.

**B** - TV at least 32”

**O** – Electronics fail to meet minimum requirements.

### **Ceiling Fans**

Ceiling fans are not required but they will be rated if they are present.

**P** - Ceiling fan is of high quality assembly and materials. The style is current and finishes are in excellent condition. Operation is smooth and balanced.

**G** - Ceiling fan is of good quality assembly and materials. The style may be slightly dated, but finishes are in good condition. Operation is smooth and mostly in balance.

**S** - Ceiling fan is of lesser quality assembly and materials. It may be out of style or the finishes may be showing wear, but it is operational and mostly in balance.

**B** - Ceiling fans do not have a bronze rating option.

**O** - Ceiling fan detracts from the room, is not operational or is significantly out of balance.

### **Air Conditioning**

Air conditioning is not required but will be rated when present.

**P** - Central air conditioning. Inspectors will assume it is operational unless it becomes clear that it is inoperable. If inoperable central air, the air conditioning category will not receive a rating.

**G** - Individual room built in air conditioning in excellent aesthetic condition. Style may be older, but unit still looks good.

**S** - Individual room portable or window air conditioning in excellent aesthetic and installed condition.

**B** - Air conditioning does not have a bronze rating.

**O** - Individual room air conditioners that detract from the room aesthetic, have damaged finishes or are improperly installed or in need of visual repair.

### **Patio Furniture**

Patio furniture enhances the mountain experience, particularly in the warmer months and should be available when a patio private to the unit exists. In cooler months, patios with full sun or space heaters can be inviting too,

but patio furniture it not required to be available in the winter months. If a unit is inspected in the winter and no patio furniture is present, it will not be rated.

**P** - Solidly constructed recent style table and chairs with seating appropriate for the number of guests who may be staying and the size of the patio. Cushions may or may not be present if the design doesn't require them. If present, cushions are in excellent condition.

**G** - Older style solidly constructed tables and chairs with seating appropriate for the number of guests who may be staying and the size of the patio. Cushions may or may not be present if the design doesn't require them. If present, cushions are in good condition, showing minimal wear. Higher quality furniture showing light wear, or a minimal number of chairs may be gold.

**S** - Lower quality furniture such as strap seating or basic plastic table and chairs will be silver in like new condition. Platinum quality furniture showing moderate wear may be silver and gold quality furniture showing light wear may be silver.

**B** - Patio furniture does not have a bronze rating.

**0** - Patio furniture is missing or unacceptable for guests.

### **Cabinets and Countertops**

**P** - Countertops and backsplash feature superior natural slab and engineered solid surface materials with excellent installation. Other materials and applications may be platinum depending on they design execution. Transitions are seamless with no cracks. No tiled countertops are platinum. Cabinets are current or timeless in design, often custom, constructed of heavier solid feeling materials and finished with current finishes in excellent condition. Solid wood, glass and designer veneer cabinetry is typically platinum. Cabinets are of an appropriate height by current standards. All hardware is of superior material, with proper installation and in like new condition. Drawers and cabinets operate with ease and interiors are finished in high quality, matching materials.

**G** - Countertops and backsplash are of recent style and high quality materials with high quality installation. Transitions are smooth with no significant cracks. Countertops may consist of current style natural stone tile. Excellent quality materials with less than excellent design execution or installation may be gold. Cabinets are of high quality construction and in excellent condition. A few minor nicks or scratches may be present. Hardware is of excellent quality and all materials are well maintained with minimal signs of wear, if any. All materials enhance the décor of the kitchen. Drawers and cabinets open with ease and are attractively maintained on the interior. Platinum elements showing light wear may be gold.

**S** - Countertops, backsplash and cabinets are of average quality materials and construction but in excellent condition. Higher end materials that are older in style and showing wear in their appearance may be silver. Worn finished are often silver. Hardware may be beginning to show wear or be older in style. Older laminate countertops may be present but are in good condition and coordinate with décor. Drawers and cabinets function properly and remain acceptable for use.

**B** - Countertops, backsplash, and cabinets are of lesser quality materials and construction or are old and worn. Signs of wear are apparent, which may include chips, scratches and stains. Finishes, and hardware are dated, but functional. Drawers and cabinets function properly.

**0** – Countertops, backsplash and cabinets are in poor condition and require maintenance or replacement. Finishes may be peeling, gouged or stained. Drawers and cabinets that do not fit or function properly are rated 0. Hardware may be loose or missing.

### **Faucets**

**P** - Fixtures are newer, of superior quality and solidly constructed from durable metals. Designs and finishes are current style and coordinate with the rest of the décor. No damage to the finish is present and all elements of the faucet system are in excellent condition and properly installed, including drain stops. Handles, spouts, drain stops and sprayers coordinate and operate with ease.

**G** - Fixtures are newer and of high quality or slightly older but of excellent quality and solidly constructed from durable metals. Gold quality fixtures and all associated elements, including drain stops, must be in like new condition to be gold. Platinum quality fixtures may have slight wear or minor water marks visible on finishes, but not enough to detract from the overall high quality impression. Handles, spouts, drain stops and sprayers coordinate and operate with ease.

**S** – Silver fixtures are of good quality in excellent condition. Styles or finishes may be of older design. Platinum fixtures showing signs of wear, but with no damage may be silver. Gold fixtures showing slight finish wear may be silver. Handles, spouts, drain stops and sprayers coordinate and operate with ease.

**B** – Bronze fixtures are of lesser quality and in like new condition. They may be basic in style and appearance but perfect in function. Platinum level fixtures showing significant wear, but fully operational may be bronze. Gold fixtures showing moderate finish wear, but no damage may be bronze. Silver fixtures showing slight finish wear may be bronze. Handles, spouts, drain stops and sprayers may not be coordinated and may be difficult to use.

**0** - Any fixtures with broken, damaged or missing parts will be rated 0 until repaired or replaced.

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## **Bedroom Specific Items**

### **Mattresses and Foundations**

Bed sets consist of a mattress, foundation, and bed frame; a platform bed, which has a platform and mattress; or a day bed, which is typically a twin size bed with a trundle bed underneath. Two twin beds pushed together with a king headboard are not acceptable for Platinum, Gold or Bronze ratings. However, if an owner provides two separate twin beds and headboards, a mattress bridge, connecting strap and king sheets for guests optional use, inspectors will rate the two twins as separate twin beds if they encounter them combined before management has set them back up as twins. Mattresses without foundations and frames are not permitted.

Mattresses dictate the majority of the guest's sleep experience and they are weighted as such. For an active mountain vacation, a supportive mattress is key to a great guest experience and impression of a unit and property. Any mattress that deteriorates to a silver rating should be replaced. When a mattress receives a gold rating, it should be monitored for increasing indentions or diminished support and replaced when either becomes apparent.

**P** - Mattresses provide consistent support across the top surface of the mattress without indentations. The support under the surface is excellent.



**G** - Mattresses provide consistent support across the top surface of the mattress but may have slight indentations. The support under the surface remains ample.

**S** - Mattresses provide uneven support across the top surface of the mattress and may have moderate indentations. The support under the surface is diminished and the mattress should be replaced.

**B** - Mattresses provide uneven and inadequate support and should be replaced. Twin beds pushed together in a permanent arrangement with a king headboard fall into this category.

**O** - Mattresses are unacceptable or frames or foundations are broken down and unacceptable for use. Mattresses without foundations and frames fall into this category.

### **Headboards**

Headboards anchor a bedroom, establish the design motif and should be considered pivotal to the room's rating. Two twin headboards pushed together with a king mattress are not acceptable for a platinum, gold or silver rating.

**P** – Headboard impresses upon entering the room and sets the tone. It is progressive, current or timeless in style, of excellent construction and connects the bedroom furnishings into a cohesive theme. High quality finishes of hard materials and excellent quality upholstery materials with thoughtful details are required for a platinum rating. Headboard must also be sturdy and not bang the wall to be platinum. Platinum headboards will be unique and special.

**G** - Headboard is of a commonly likable design and of excellent quality and construction. Hard materials are well finished and in like new condition. Upholstered materials are of high quality. Headboard coordinates with the bedroom furnishings. Platinum level headboards with light wear may be gold.

**S** – Headboard is of good design, quality and construction and may be older in style, yet is coordinated with the bedroom furnishings and in excellent condition. Platinum level headboards showing moderate wear may be silver and gold level headboards showing light wear may be silver.

**B** – Headboard is of inferior quality and construction, or is older, worn, and may be damaged or un-coordinated with bedroom furnishings. Bronze headboards should be updated, refinished, repaired or replaced.

**O** – Headboard is missing, old or has significant damage and this should be remedied.

### **Bed Covers**

Bed coverings and their cleanliness are important topics because guests have close contact with them. Consideration should be given to this fact when prioritizing upgrades. Bed coverings should feature a duvet with cover, bedspread, quilt or comforter. Coordinated pillow shams and an end of bed blanket or scarf should be included. A coordinated bed skirt on non platform beds should also be included. Accent pillows are recommended and should be added as space and décor allows. This section is separate from the blanket rating. Elements required for platinum are the covering itself, pillow shams, bed skirt (if feasible), an end of bed blanket or scarf and at least one decorative accent pillow.

The end of bed blanket provides a way for guests to wrap up while sitting up in bed, in the bedroom chair, or on the day bed. It may be smaller than the mattress size, but should be large enough to cover the end of the bed when folded. It may be stored in the bedroom closet, in a dresser drawer, or draped over the chair if the bed

covering pattern doesn't lend itself to an additional piece on the bed itself. On properties where white duvet covers and pillow shams are used uniformly, the accent pillows and end of bed blanket or scarf are good opportunities to connect the bed covering to the décor to create a platinum effect. A bed scarf is useful for protecting bed coverings from the wear and tear of suitcases on the bed. Individual design will dictate which piece is more functional and appealing.

**P** – Bed coverings are of superior quality fabrics and construction and connect with the style of the headboard, furniture, bedside lamps and overall room theme. Excellent quality textured upholstery fabrics are typically platinum. Thick wool and heavy cotton end of bed blankets are typically platinum. For duvet covers, fabric should be of a high thread count, smooth and in like new condition. Decorative accent pillows should be present and in excellent condition, but need not be plentiful.

**G** – Gold level bed coverings are of excellent quality, construction and condition. Fabrics and patterns are attractive and décor enhancing. For duvet covers, fabric should be of a high thread count, smooth and in almost new condition. All of the bed covering elements should be present and not dated in style. Platinum level materials showing light wear or missing one element may be gold.

**S** – Silver bed coverings are of good quality, construction and condition. For duvet covers, fabric should be of a high thread count, smooth and in good condition. Dated bed covering styles or materials may be silver, but they coordinate with the room. All bedding is in good condition and required elements are present. High quality but uncoordinated bedding may be silver. Platinum level elements showing moderate wear may be silver. Gold level elements showing light wear or missing one element may be silver.

**B** – Bronze bed covering is of lower quality, out-dated or worn. Coordination may be lacking. Discolorations may be present. It is recommended that bronze bed covering be replaced. A missing bed skirt or pillow shams fall into this category. Any level bedding missing two elements will be bronze.

**0** – Bed covering is unacceptable and should be replaced.

### **Blankets**

All beds must have an appropriate mattress-sized blanket in addition to the bed covering.

**P** – Blankets must be of superior quality and in excellent condition. Blankets may be down, wool, heavy cotton or a unique design of superior quality. Triple sheeting with a light down or synthetic down blanket in the middle is platinum.

**G** – Blankets must be of high quality material and in excellent condition. Platinum blankets showing light wear or pilling may be gold.

**S** – Blankets are of good quality and excellent condition. Platinum blankets showing moderate wear or pilling may be silver. Gold blankets showing light wear or pilling may be silver.

**B** – Blankets and comforters are worn and may be damaged or discolored and should be replaced.

**0** – Blankets are missing or unacceptable for use.

## Kitchen Specific Items

### Major Appliances

Major appliances are averaged together, but to be platinum all appliances must coordinate (not match) in appearance.

**P** - Appliances must be current in style, of professional or superior consumer grade quality and in perfect working order. Matte metallic, stainless steel, modern smooth finish colored, and wood paneled finishes are typically platinum. For platinum, all appliances coordinate in style of finishes and hardware. The following are required for platinum: refrigerator with water dispenser and ice maker, stove with oven, microwave and dishwasher.

**G** - Appliances are current in style and function, of excellent quality and in proper working order. All elements should coordinate in finishes and hardware. Finishes are not scratched or dulled. Platinum level appliances showing slight wear may be gold. The following are required: refrigerator with ice maker, stove with oven, microwave and dishwasher.

**S** - Silver appliances are of average quality or have older finishes in excellent condition. Platinum level appliances showing moderate wear may be silver. Gold level appliances showing slight wear may be silver. Appliance finishes or hardware may not coordinate. Old style textured glossy white or black finished appliances or plastic finished appliances will be silver. The following are required: refrigerator, stove with oven, microwave and dishwasher.

**B** - Bronze appliances are of lesser quality in like new condition, partial sized appliances, or clearly older appliances showing light wear. Platinum level appliances with significant wear may be bronze. Gold level appliances showing moderate wear may be bronze. Silver level appliances showing light wear may be bronze. Uncoordinated average quality appliances may be bronze. The following are required: refrigerator, stove with oven and microwave.

**0** - Appliances that do not function properly, have finishes worn where metal is showing, or are extremely marred and unsightly will be rated 0.

### Small Appliances

Small appliances really shine in making a unit stand out in terms of usability and special touches. Required for platinum, gold and silver are a coffee maker and toaster or countertop oven. Additional small appliances should be considered for making the kitchen more appealing.

Superior quality small appliances include the higher end spectrum of brands and those such as Breville, Wolf Gourmet, Cuisinart, Miele, Nespresso, Philips, Waring, Lagrange, Vitamix, KitchenAid (Professional, ProLine, Design Series, Artisan – generally most of the stainless or matte metallic editions of their line), Technivorm, Williams Sonoma Stainless, Hestan, Jura, Saeco and other superior brands.

**P** - Platinum will consist of aesthetically coordinated appliances easily accessible including toasters or countertop ovens, espresso machines or high end coffee makers, and possibly electric tea kettles, waffle/panini makers, blenders/juicers, stand mixers, coffee grinders, or other useful kitchen appliances.



**G** - Gold small appliances are of high quality and coordinate in color and design or do not coordinate and may include some platinum and some gold level pieces.

**S** - Silver small appliances are appropriate for their function in the unit and are of good quality but may not coordinate, or may be showing light wear.

**B** - Bronze small appliances may be of lesser quality or older. Appliances may not coordinate and may be showing wear.

**0** - Small appliances are broken or missing a required element.

### **Dishware and Flatware**

We recommend the following inventory for dishes and flatware:

- One Bedroom - six of each piece
- Two Bedroom - eight of each piece
- Three Bedroom - ten of each piece
- Four Bedroom - 12 of each piece

**P** - Dishes are of superior quality. Patterns or colors are unique and exquisite and all pieces of the set are coordinated. Dishes are in superior condition with no chips or cracks. Flatware is matching, is of superior quality with a substantial weight and current or timeless style.

**G** - Gold level dishes are of excellent quality and all set pieces are coordinated and in excellent condition. Flatware is high-grade stainless steel (or similar quality) that does not bend easily. All pieces coordinate. Platinum level dishes or flatware showing some wear or with too few pieces may be gold.

**S** - Silver level dishes are of an average or lighter quality, but coordinated and in excellent condition. Platinum dishes or flatware showing moderate wear, but little damage or too few pieces may be silver. Gold dishes or flatware showing some wear or too few pieces may be silver. Silver level flatware is of a lighter weight but not flimsy and is coordinated. Uncoordinated sets of dishes or flatware typically are silver.

**B** - Bronze level dishes are of a lesser quality, but coordinated and in excellent condition. Platinum level dishes or flatware that is uncoordinated, showing significant wear or with too few pieces may be bronze. Gold level dishes or flatware that is uncoordinated, showing moderate wear or with too few pieces may be bronze. Silver level dishes that is uncoordinated, showing light wear or with too few pieces may be bronze.

**0** - Dishes and flatware that are plastic or showing damage will be rated 0.

### **Glassware**

For a well appointed kitchen, we recommend the following inventory and use types for glassware: two sizes of beverage glasses and two sizes of wine glasses (red and white shapes).

- One Bedroom - six of each piece
- Two Bedroom - eight of each piece
- Three Bedroom - ten of each piece
- Four Bedroom - 12 of each piece

**P** - Platinum glassware is of superior quality, substantial in weight, current or timeless design and in excellent condition. All pieces must coordinate and inventory must be as recommended to be platinum.

**G** - Gold glassware is high quality, substantial in weight, and of an attractive design. All pieces coordinate, are in excellent condition and of full inventory. Platinum quality glassware that does not coordinate, is showing some wear or is of lesser inventory may be gold.

**S** - Silver glassware is of average quality, lighter in weight, of a standard design, but all pieces coordinate and are in excellent condition with full inventory. Platinum quality glassware that does not coordinate, is showing moderate wear or is of lesser inventory may be silver. Gold quality glassware that does not coordinate, is showing some wear or is of lesser inventory may be silver.

**B** - Bronze glassware is of lesser quality and may be of a basic design, but all pieces coordinate and are in excellent condition. The full inventory may not be present. Platinum quality glassware that does not coordinate, is showing significant wear or is of lesser inventory may be bronze. Gold quality glassware that does not coordinate, is showing moderate wear or is of lesser inventory may be silver. Silver quality glassware that does not coordinate, is showing light wear or is of lesser inventory may be bronze.

**0** - Glassware that is chipped or otherwise damaged or of a significantly lesser inventory will be rated 0.

### **Pots and Pans**

A set of pots and pans include: Two sauce pans, two sauté pans, one stockpot and lids. Non-stick coatings with deep scratches or flaking finishes will be rated 0.

**P** – Pots and pans are of a professional or superior consumer grade quality, with corresponding weight and balanced bottoms, are coordinated and a complete set.

**G** – Pots and pans are of an excellent consumer quality, coordinated and a complete set.

**S** – Pots and pans may not coordinate, but are of good quality and a complete set.

**B** – Pots and pans are showing wear, uncoordinated and may not be a complete set.

**0** – Pots and pans are of a lower inventory or badly worn and should be replaced.

### **Accent Furniture**

Barstools are rated as accent furniture in the kitchen area if present. Other accent furniture in the kitchen should be rated by the same standards as in the furniture section.

**P** - Bar stools are uniquely designed, appropriately sized and superior in construction. Fabrics are tightly woven, excellent in quality and current in style. Leather is typically platinum. Materials are well integrated into the overall design scheme. All materials and joints are in like new condition with no evidence of wear and swivel mechanisms operate smoothly if present.

**G** – Bar stools are of excellent quality, construction, and coordinate with the overall décor, although they may be of common or basic design. Materials and joints show little wear, if any. Platinum bar stools showing light wear may be gold.

**S** - Bar stools are of good quality, construction and coordinate with the overall décor. Styles may be older but not significantly dated and are of excellent condition. Platinum bar stools showing moderate wear may be silver. Gold barstools showing light wear may be silver. Swivel mechanisms may be stiff or hard to use.

**B** – Bar stools are of lower or basic quality but sturdy and in excellent condition. Overall coordination may be lacking. Platinum bar stools showing significant wear may be bronze. Gold barstools showing moderate wear may be silver. Swivel mechanisms may be stiff or hard to use.

**0** - Bar stools that are damaged, severely worn and in need of being replaced will be rated 0.

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## Bathroom Specific Items

### Window Covering

Window coverings are not always needed or desired in the bathroom area. If they are not present they will not be rated. If they are present, they will be rated similarly to the main window covering section. However, in the bathroom, frosting or textured glass may be rated in the window covering section.

### Tub and Tile

**P** – Platinum tub and shower surrounds are in a current style with superior quality materials, near perfect installation and in like new condition. Marble, granite, slate, glass or other natural stone products are typically platinum. Creative applications of high quality porcelain tiles and other materials may be platinum. Details and application are current in style and impressive. Grout is consistent in color and excellent in condition.

**G** – Gold tub and shower surrounds are of a recent style with excellent quality materials, near perfect installation and in like new condition. Materials and installation are inviting. Grout is consistent in color and excellent in condition. Platinum tile, surrounds, transitions or grout showing some wear or discolorations may be gold.

**S** – Silver tub and shower surrounds are of good quality materials but may be of a basic or older style in excellent condition. Materials and installation are well executed. Grout is consistent in color and excellent in condition. Platinum tile, surrounds, transitions or grout showing moderate wear or discolorations may be silver. Gold tile, surrounds, transitions or grout showing some wear or discolorations may be silver.

**B** – Bronze tub and shower surrounds are of average materials and may be of an older style but are in excellent condition. Fiberglass inserts typically are bronze. Platinum tile, surrounds, transitions or grout showing significant wear or discolorations may be bronze. Gold tile, surrounds, transitions or grout showing moderate wear or discolorations may be bronze. Silver tile, surrounds, transitions or grout showing light wear or discolorations may be bronze.

**0** – Tub and shower surrounds that are damaged or badly discolored and in poor condition will be rated 0 and should be replaced or repaired.

### Shower Doors/Curtains

**P** – Platinum shower doors and curtains are of superior quality and are preferably clear or custom etched seamless glass doors (euro glass.) Platinum shower curtains will typically be custom-made to coordinate with an attached bedroom area. Liners of excellent quality fabric must also be included for platinum shower curtains. Hardware is unique, of excellent quality, properly installed and coordinates with the overall décor. Excellent quality, heavier weight sliding shower doors with updated headers are typically platinum. All open and close functions must operate smoothly to be platinum.

**G** – Gold shower doors are of high quality and condition, typically sliding framed clear glass doors. Shower curtains must be of excellent quality heavier material, but may be commercially available and include a high quality fabric liner. Curtain coordinates with bedroom décor, if attached. Hardware is solid metal, good quality, operates smoothly and coordinates with décor and fixtures in the bathroom. Platinum quality shower doors or curtains that are showing some wear or less than smooth in operation may be gold.

**S** – Silver shower doors are typically standard, lighter weight sliding framed, frosted or textured glass doors of good quality and condition. Shower curtains and liners are of good quality, with a nicer fabric liner and coordinate nicely with bedroom décor, if attached. Hardware is of good quality, operates smoothly and coordinates with décor in the bathroom. Platinum quality shower doors or curtains that are showing moderate wear or less than smooth in operation may be silver. Gold quality shower doors or curtains that are showing some wear or less than smooth in operation may be silver.

**B** – Bronze shower doors, curtains, liners, and hardware are of inferior quality or operation. Plastic liners and hardware fall into this category. Platinum quality shower doors or curtains that are showing significant wear or are difficult to operate may be bronze. Gold quality shower doors or curtains that are showing moderate wear or are difficult to operate may be bronze. Silver quality shower doors or curtains that are showing light wear or are difficult to operate may be bronze.

**0** – Bathrooms with an inoperable shower door, cracked glass, missing or broken hardware or missing curtain will be rated 0.