

North Carolina Bed & Breakfast and Inns

Membership Inspection Criteria

The following inspection standards are used to determine membership eligibility in the North Carolina Bed & Breakfasts and Inns Association. A score of 90% or higher is required for membership.

(1) PROPERTY EXTERIOR Landscaping and grounds should be attractive and well maintained. Cluttered or poorly maintained yards, plain or unattractive surroundings, littered driveways or parking lots are unacceptable.

- Well-kept grounds, gardens and curb appeal
- Well lighted safe entries & walkways free of obstructions
- If applicable, all recreational areas such as swimming pools, tennis courts, and hot tubs must be well-maintained and meet North Carolina State Standards for safety, quality, and cleanliness.
- Structure is well maintained
 - Paint is in good repair
 - Windows are clean & in good repair
 - Porches, patios & decks are well maintained
 - Furnishings are clean and in good repair
- Guest Parking: Adequate number of spaces & lighting

(2) KITCHEN AREA

- Fire extinguisher
- Smoke detector (close proximity to kitchen)
- Equipment & appliances clean and well-maintained
- Countertops neat and clean
- Floor clean & well-maintained

For Inns with 5 or More Guestrooms:

- Handwashing sink for employees
- Dishwashing Sanitation System:
- NSF approved refrigerator

(3) DINING AREAS

- Walls, ceilings & moldings are clean and in good repair
- Adequate and well-maintained furnishings
- Adequate room lighting
- Floor & floor coverings are clean & in good repair
- Window coverings are clean and in good condition
- Table settings (linens, dishes, glasses, and flatware) are clean, attractive (with no chips or stains), and fit well into the total ambiance of the property. The use of plastic & paper products is discouraged.

(4) COMMON AREAS

- Walls, ceilings & moldings are clean and in good repair
- Floors & floor coverings are clean and in good repair
- Window coverings are clean and in good condition
- Well-maintained furnishings
- Adequate overall lighting, with a lamp for at least one reading area - at least 75 watts (20 CFL) or 3-way bulb.

(5) HOSPITALITY AND SERVICE

Guest hospitality and service is of the utmost importance. Innkeepers must operate in an ethical and professional manner at all times and must make a conscientious effort to provide courteous, polite and friendly service to guests.

- Innkeeper present to greet guests
- Fresh towels and maid service available daily
- Decorative accessories: fresh flowers, fruit, mints, etc.
- Reservation Confirmation, Cancellation & Check-in/ Out Policies provided to guests
- Ironing board and iron available for guest use
- Reading material available
- Game table, cards, games, etc. available for guest use
- Directories of local restaurants & attractions available
- Refrigerator available for guest use only
- Complimentary snacks or refreshments provided
- Letter of Welcome or Introduction

(6) HEALTH & SAFETY

- Facility has at least two safe and adequate exits on 2nd & 3rd floors, permitting easy outside access. Emergency ladders provided where necessary.
- Fire extinguisher available on each floor
- Smoke detectors installed on each floor and in each guest room
- Working fireplaces (wood, gas or electric) in good repair & well-maintained for safety
- Carbon monoxide detectors for enclosed spaces with a fossil burning heater, appliance or fireplace
- Telephone available for guest use
- Guests have access to emergency telephone calls at all times
- All guestrooms equipped with an inside security lock
- Adequate hot water supply.
- Emergency evacuation map/plan available in each guest room
- Emergency lighting (battery operated power source) available
- First aid kit available on each floor
- Innkeepers' pets appropriately restricted from guest areas
- Notice posted in all guestrooms where pets are permitted
- NC Laws Governing Innkeepers Posted In Guest rooms

(7) BEDROOMS

Furnishings

- Primary bed with box springs & mattress in good condition
- All linens are clean and in good condition
- Minimum bedding requirements: 2 sheets; mattress pad; pillow(s); pillow case(s); pillow protector(s); blanket; suitable coverlet
- Bedside table on each side of primary bed
- Dresser or other adequate drawer space
- A comfortable chair or equivalent seating
- Writing desk or table with chair
- Enclosed closet or wardrobe
- Luggage rack or equivalent bench space
- Lighting on both sides of primary bed - at least 75 watts (20 CFL)
- Lighting by each reading chair - at least 75 watts (20 CFL)
- Window coverings for privacy

Overall Cleanliness

- Floors & floor coverings clean & in good repair
- Well-maintained window coverings for privacy
- Furnishings are dust free and in good repair
- Ceilings, walls and moldings clean & in good repair

- Window coverings & blinds clean & in good repair

Amenities

- Air conditioning or ceiling fans
- Adequate heating
- Lined or disinfected wastebasket
- Alarm clock
- Mirror
- Easily accessible electrical outlets
- Extra pillows & blankets available in the room
- At least six (6) hangers (wood, cloth-covered, or plastic)
- Smoke Detector

(8) BATHROOMS

Cleanliness

- Fixtures (toilet, tub & sink) are clean & in good repair
- Floors are clean & in good repair
- Ceilings & walls are clean & in good repair
- Window coverings, as needed, clean & in good repair

Amenities

- Mirror
- Lined or disinfected wastebasket
- Toilet tissue and spare
- Individually wrapped or liquid soap
- One bath towel, hand towel & face cloth per occupant
- Non-slip surface or mat in tub
- Shelf space adequate for toiletries near the sink
- Window coverings for privacy (if applicable)
- Lighting at the sink area, at least 75 watts or 20 CFL
- Adequate general lighting
- GFI electrical outlet convenient to mirror
- Towel rods, pegs or hooks
- Drinking glasses or cups (or located in bedroom area)
- Privacy enclosure (door or curtain)
- Cloth bath mat
- Facial tissue (or located in bedroom area)
- Clothes hook
- Exhaust fan or window
- Safety grab bar in tub area
- Extra towels
- Emergency toiletry items available upon request