Guest room evaluation

**1/9/2021**

Barbara and Cathy looked at the guest rooms to assess condition and make some initial suggestions for upgrading. Please take a look at the rooms yourselves, the west guest room is often unlocked. The east one is occupied currently.

Before we move forward I would like to agree on a color and style for the rooms. Please collect electronic photos or web links to review and discuss with the committee.

**Maintenance**

**Door Stop:** on entry way door is broken and should be replaced.

**Door handle on closet:** loose – needs tightening

**Bathroom drawers:** layers of soap slime in drawers should be cleaned out

**Mirror:** A full length mirror sits in the closet. It needs to be re-attached to the wall somewhere (TBD).

**Wall:** there are a few marks on the wall that should be easily cleaned off; the paint is still fine

**Replace**

**Carpet:** Stained and dirty. Needs replacement immediately.

**Chairs:** Upholstery is threadbare – there are literally ripped, bare spots in the upholstery. Need to be re-upholstered or replaced, depending on cost. (Reupholstery can be costly, so may not be worthwhile, depending on the state of the chairs.)

**Towel bars:** Old, & hang loosely on the walls. Nicer looking, properly attached towel bars would be a small cost and a big improvement.

**Bedside table:** Tan linoleum is a bad look. Very cheaply replace, and would improve the look of the room immensely

**TV tables:** These are shaky and unstable; need to be replaced with something more sturdy. For example (come in many styles): https://www.wayfair.com/furniture/pdp/gracie-oaks-rectangular-accent-table-rustic-grey-w000309981.html?piid=266438405%2C266438426

**Secondary replacements (on hold for now)**

**Lamps:** The bedside light fixture and floor lamp are showing their age, and the bright (fake) brass is garish. Something plain, but cozy looking would add some warmth.

**Bathroom light fixture:** This is also very dated, and bright (fake) brass is starting to age. Bald light bulbs should be replaced with something having less glare.

**Dresser:** It is very functional, but the slick tan linoleum adds to the cold, cheap atmosphere. We need something maintainable (varnished wood is subject to damage), but also more pleasing to look at. If we replace it perhaps we buy a combination desk & drawers (in whatever manner fits).

**Bathroom cabinet:** Cabinet facing is askew and showing age. The cost to reface it would definitely be worth it.

**Bathroom countertops:** This would be a larger expense, but could add to greatly to a more appealing room. (Maybe if we replace the cabinet facing, this would be less of an issue?)

**Assets:**

We especially want committee members to look at the quilts. Barb is not sure they are suitable for formal guest rooms. Cathy finds them to be high quality, and the only breath of class in the room – perhaps a good starting point to anchor a new room design/style. Consider something like cottage or Cape Cod styles for a friendly and homey feel, instead of an impersonal hotel-room style.

Curtains are a little limp, but nice fabric and nice design. The curtain rods are too wide for the window.

The walls are in good shape and the paint color is nice.

**Other issues:**

I don’t know what can be done about these, but they are definite liabilities in the room:

Closet doors are rickety. Definitely not great

In one of the two closet is an unused industrial looking metal shelving unit. (??)

Bathroom floor tile is dated and, honestly, ugly. Very costly to remove and replace

**Closet supplies:**

**Linen closet east of Library:** There are dozens of white sheets, way more than I can imagine we will use in years. Same with towels. This is a mystery to me, as to why we have so many. Pillows and bathroom rugs are also in this closet

**Supplies:** soap, towelettes, toilet cleaner, vacuums, light bulb, paper towels, clothes hangers, pillows, shower curtain liner, etc.