



breezeway



# Airbnb Plus Inspection Checklist

How to qualify for Airbnb Plus

# What is Airbnb Plus?

Airbnb Plus is an exclusive collection of high-quality homes known for their unique experiences and luxurious amenities. Professionals accepted into the program enjoy a verified badge, categorized placement in search results, interior design advice, editorial suggestions, professional photography, and access to premier customer support.

## How Can Your Vacation Rental Qualify?

Professionals with a high standard of hospitality are eligible to apply. This standard requires the applicant to have (1) maintained a 4.8 average rating or higher, (2) accepted at least 95% of booking requests, and (3) not canceled any reservations over the past year. Listings must include an entire area with a private bathroom, located where the program is available.

Once eligible, applicants complete a home checklist and remote visual assessment, and must pass a home visit with a third-party inspector. This inspection is comprehensive, performed using a one hundred-point checklist to assess the accommodation for thoughtful design, useful amenities, quality appliances, and fully-stocked spaces.

After working with thousands of luxurious vacation rentals, we've compiled a 'practice test' to help you prepare for your Airbnb Plus inspection.



## Purposeful Design

1 Requirement

- Check the property for character and thoughtfully arranged decor
- Each room has a variety of details that work together to create a cohesive style
- The details in your home tell a story and inspire the people who stay in it
- Rooms don't feel empty, and everything visible is either functional or a design detail
- The function and layout of each room are carefully considered
- Your home features pieces that elevate its look and feel



## General Maintenance

3 Requirements

- Ensure the property is clean and filled with appliances that are intuitive to use
- Every aspect of the space is impeccably clean and free of dirt, dust, hair and stains
- All lighting, appliances, and other electronics function correctly 
  - Ensure wires and cables are hidden from sight
- Every item and element is well-made, installed correctly, and free of damage 
  - Ensure the outdoor spaces have minimal weeds and clutter



## Guest Check-In

3 Requirements

- Make sure processes are in place to facilitate a smooth guest check-in

- Are there digital check-in instructions that include at least one photo?

- Make sure there is a printed house manual to orient the guest to the property

- Does it include WiFi info, checkout procedures, and emergency contacts?

- Ensure that 24/7 check-in is available for guests who check in after hours

- Is there a lockbox, keypad, doorman, smart lock, or nearby host?



## Privacy & Safety

2 Requirements

- Ensure your accommodation is a private and safe space

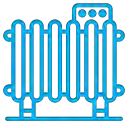
- Make sure the entry to your listing has a lock

- Do all bedrooms have a door with a lock?

- Do the bedroom and bathroom windows have frosted glass or window coverings?

- Ensure there is a smoke detector and that it works correctly

- Ensure there is a carbon monoxide detector and that it works correctly



## Equipment Basics

2 Requirements

- Make sure your rental is stocked with at least basic equipment
- Is there a TV or projector with functional cable or streaming?
- Make sure the rental has WiFi and that it works correctly 
  - Are download speeds at least 5 Mbps?
- Is there a steamer (or an iron and ironing board)?
- Make sure there is an air conditioner or fan that sufficiently cools the space
- Make sure there is a heater that sufficiently heats the space



## Beverage Items

3 Requirements

- Make sure your rental is stocked with beverage supplies 
  - Is bottled or filtered water available?
  - Make sure there is coffee, a coffee maker, and filters (not required in Asia)
  - Make sure there is tea and a tea kettle (only required in Asia)  
    - Are packets of sugar available?

N/A

N/A



## Kitchen

5 Requirements

- Make sure you offer at least one kitchen or kitchenette (if apartment, studio, or guest house)
- Make sure there is a microwave, stovetop, or hot plate 
  - Are there at least two burners or hot plate (only required if full kitchen)?
- Make sure there is a refrigerator 
  - Is the refrigerator full-sized (only required if full kitchen)?
- Is there a kitchen sink? 
  - Make sure there is hot and cold water with strong water pressure
- Is the kitchen stocked with supplies? 
  - Is there a large knife, bread knife and paring knife?
  - Is there a cutting board?
  - Are there two pots and two pans of any size?
  - Are there at least four utensil sets (set contains a fork, knife, and spoon)?
  - Make sure there are at least four plates, bowls, glasses, and mugs
  - Is there a spatula?
  - Is there a sponge or cleaning brush?

- Make sure there is dish soap
- Ensure there is a garbage can with a garbage bag
- Is there at least one roll of paper towels?
- Is there a bottle and wine opener?



## Bedrooms

5 Requirements

- Make sure you offer at least one private bedroom (or studio)

- Make sure the beds are clean and presentable

- Does the mattress sag or squeak?

- Make sure there is a bedframe or covered box spring (unless futon or tatami mat)

- Check that the sheets and bedspread fit the bed (unless duvet with cover or quilt)

- Are there two pillows on each single bed?

N/A

- Are there four pillows on each full, queen, or king bed?

N/A

- Is there a luggage rack, drawer, or shelf for the guest's items?

- Are there at least four non-wire hangers to hang clothes?



## Bathrooms

7 Requirements

- Make sure you offer at least one full and private washroom

- Is there a flushable toilet with a seat?

- Is there a bathroom sink?

- Make sure there is hot and cold water with strong water pressure

- Is there a large mirror (cannot be handheld)?

- Is there a bathtub or shower (required if full bathroom)?

N/A

- Is the bathroom stocked with supplies?

- Ensure there are at least two rolls of toilet paper

- Are there at least four hand towels?

- Are there at least four bath towels (required if full bathroom)?

N/A

- Is there a bottle of shampoo (cannot be 2-in-1)?

- Is there a bottle of conditioner (cannot be 2-in-1)?

- Make sure there is hand soap (required if full bathroom)

N/A

- Make sure there is body soap (required if full bathroom)

N/A



## Other Considerations

Airbnb Plus creates an opportunity for professionals to differentiate their rentals from the six million properties on the platform. This push for hotel-like quality should continue, and Airbnb will likely implement additional policies to categorize and maintain its inventory. Although passing this 'practice test' is no guarantee of achieving the 'Plus' credential, this exercise can help improve the quality of your property, elevate your brand, and deliver a better guest experience.

## About Breezeway

Breezeway brings operations and service optimization software to the property management space. Combining deep learning technology, robust property data, smart messaging, and mobile-first task management, we make it easy for managers to deliver the best experience to guests, tenants and owners.

We are serving a global customer base across a broad set of segments, including short-term vacation rental managers, residential property managers, cleaning and maintenance providers, and hospitality operators. Created by the founder of FlipKey (acquired by TripAdvisor), the Breezeway team is using 75+ years of industry experience to build the future of property care.