

CABINET FOR HEALTH SERVICES  
DEPARTMENT FOR PUBLIC HEALTH  
HOTEL - MOTEL INSPECTION FORM

County: Boone

San. Code: 91183

Regular  Follow-up  
 Complaint  Survey  
 Other

Permit No: 010539

Date: 04-02-15

Follow-up:  Yes  No

TIME  
Arrival: \_\_\_\_\_  
Departure: \_\_\_\_\_

Hotel-Motel Name & Address: Florence Inn 809 Dream St 4642

Owner and/or Operator Name & Address: S & J Hospitality Group

Number of Rooms: 115

NOTE: (\*) indicates critical item.

WATER & ICE SUPPLY

- \*1. 6( ) Water & ice from approved source, approved treatment, adequate supply
- 2. 4( ) Ice properly dispensed from approved equipment or individually packaged, equipment clean, good repair
- 3. 4( ) Ice containers in rooms; adequate, clean, good repair

SEWAGE & SOLID WASTE DISPOSAL

- \*4. 6( ) Approved sewage disposal system--satisfactory operation--approved plumbing--no cross connections
- \*5. 6() Refuse disposed in approved manner
- 6. 4( ) Outside trash storage areas properly constructed--dumpsters, bulk containers, covered, clean, good repair
- 7. 2( ) Guest room waste receptacles approved construction--adequate, clean, good repair

GUEST ROOM FACILITIES & ACCESSORIES

- 8. 4( ) Guest room toilet facilities--adequate, clean, good repair
- 9. 2() Floors, walls, ceilings, clean, good repair
- 10. 2( ) Adequate towels, washcloths, soap, toilet tissue, drinking glasses--provided and properly stored
- 11. 4( ) Beds, bedding material, clean, adequate, good repair
- 12. 4( ) Mattress pads or covers provided
- 13. 2( ) Drapes, furniture, carpet, shades, curtains--clean, good repair
- 14. 2( ) Adequate lighting and ventilation provided in rooms, hallways, stairways, etc.
- 15. 2( ) Light fixtures, shades--clean good repair

GEN. SANITATION, CONSTRUCTION & STORAGE

- 16. 2() Interior and exterior of structure good repair
- 17. 2( ) Lobby, hallways, public restrooms, etc., clean--good repair
- 18. 2( ) Furniture clean, good repair
- 19. 4( ) Adequate storage area for clean and soiled linen; cleaning supplies, etc.
- \*20. 6() Rodents/insects under control
- \*21. 6( ) Pesticides/toxic materials properly stored, used, handled, protected and labeled.

SAFETY

- 22. 4( ) Exit doors open outward; exit routes properly identified--fire extinguishers provided
- 23. 4() Electrical distribution system/other wiring properly maintained
- \*24. 6() Safety and fire hazards eliminated
- 25. 4( ) Safety locks provided on all doors leading to bedrooms

MISCELLANEOUS

- 26. 4( ) Dishes in efficiency cabins/rooms properly cleaned, stored, sanitized
- 27. 2( ) Employees conform to good hygienic practices

RATING: 74  Very Satisf

Remarks: \_\_\_\_\_

See attached letter, dated April 7, 2015, for violation details

Items marked are considered to be in violation of KRS 219.011 to 219.081 and the State Hotel Code and must be corrected: ( ) by next routine inspection or within 10 days. Failure to correct violations as listed will result in further action as provided by the Hotel Code and KRS 219.991(1). An opportunity for an appeal from any notice or inspection findings will be provided if you file a written request for a hearing with the department within the period of time specified by the applicable regulation.

Received by: [Signature]

Inspected by: [Signature]

Health Authority



Local

State



**NORTHERN KENTUCKY  
INDEPENDENT DISTRICT  
HEALTH DEPARTMENT**

Promoting and protecting the health of Northern Kentucky by providing public health services essential for a safe and healthy community



April 7, 2015

Florence Inn, S& J Hospitality Group LLC  
Attn: Sridhar Kadaba  
8049 Dream Street  
Florence, KY 41042

Re: Inspection Results from April 2, 2015

Dear Mr. Kadaba,

The Northern Kentucky Health Department is greatly concerned about the recent inspection conducted on April 2 at the Florence Inn, located at 8049 Dream Street. This inspection was conducted in conjunction with representatives from the Florence Fire Department and Florence Public Services.

The Northern Kentucky Health Department observed 20 conditions contrary to Kentucky's Hotel Code (902 KAR 7:010), 14 of which are deemed as critical violations. The following conditions were observed, with asterisks indicating critical violations. The violation number corresponds with Kentucky's Hotel Inspection Form.

Violation	Observation
*5	Large amount of trash and debris around dumpster area and several buildings.
9	Ceiling and walls water stained throughout facility. Active leaks observed during inspection. Drywall and spackle moist to the touch due to water leaks.
16	Roofs in disrepair in all buildings - canvas and plastic tarps used as repair material. Asphalt and concrete sidewalks in disrepair around buildings and parking lots. Exterior wood portions (trim) of buildings in disrepair – observed outer holes and openings.
*20	Crawl space access panels removed or in disrepair. Rodent droppings observed in unoccupied rooms. Bed bugs observed in room 205.
23	Extension cords observed through door openings, and used as part of the wiring system.
*24	Pool fence in disrepair - metal wire and bands used to support fencing. Pool cover not properly secured, large gaps observed. Exposed wiring throughout unoccupied rooms. Floors uneven and in disrepair throughout facility - sagging, and unable to support weight. Drywall missing in unoccupied spaces - ceilings and insulation collapsing. Debris and other material stored in unoccupied rooms. Rooms, occupied and unoccupied, observed without smoke detectors. Windows broken to multiple rooms. Mold observed on walls, ceilings, and behind wallpaper throughout facility. Water heater not properly installed (Bldg 300) – fire department required immediate action.

A timetable must be submitted to the Northern Kentucky Health Department by April 20, 2015 detailing your plan of action to make all necessary repairs, with the goal to have all violations corrected by May 25, 2015.

All repairs must comply and be approved by the appropriate regulatory agency. Please work directly with Florence Fire Department and Public Services as appropriate.

Failure to correct these violations will result in the Northern Kentucky Health Department taking action against your facility that will result in the suspension or revocation of your permit to operate.

Please call me directly with any questions or concerns. Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Rob Caudill, RS". The signature is written in a cursive style with a large initial "R" and "C".

Rob Caudill, RS

**HOTEL - MOTEL INSPECTION FORM**

County: Boone  
Permit No: 010539

San. Code: 91183  
Date: 5-26-15

Regular  Follow-up  
 Complaint  Survey  
 Other

Follow-up:  Yes  No

TIME  
Arrival: \_\_\_\_\_  
Departure: \_\_\_\_\_

Hotel-Motel Name & Address: Florence Inn  
Owner and/or Operator Name & Address: Srinhar Kadaba

Number of Rooms: \_\_\_\_\_

NOTE: (\*) indicates critical item.

**WATER & ICE SUPPLY**

**GEN. SANITATION, CONSTRUCTION & STORAGE**

- \*1. 6( ) Water & ice from approved source, approved treatment, adequate supply
- 2. 4( ) Ice properly dispensed from approved equipment or individually packaged, equipment clean, good repair
- 3. 4( ) Ice containers in rooms; adequate, clean, good repair

- 16. 2() Interior and exterior of structure good repair
- 17. 2( ) Lobby, hallways, public restrooms, etc., clean-good repair
- 18. 2( ) Furniture clean, good repair
- 19. 4( ) Adequate storage area for clean and soiled linen; cleaning supplies, etc.
- \*20. 6( ) Rodents/insects under control
- \*21. 6( ) Pesticides/toxic materials properly stored, used, handled, protected and labeled.

**SEWAGE & SOLID WASTE DISPOSAL**

- \*4. 6( ) Approved sewage disposal system--satisfactory operation--approved plumbing--no cross connections
- \*5. 6( ) Refuse disposed in approved manner
- 6. 4( ) Outside trash storage areas properly constructed--dumpsters, bulk containers, covered, clean, good repair
- 7. 2( ) Guest room waste receptacles approved construction--adequate, clean, good repair

**SAFETY**

- 22. 4( ) Exit doors open outward; exit routes properly identified--fire extinguishers provided
- 23. 4( ) Electrical distribution system/other wiring properly maintained
- \*24. 6() Safety and fire hazards eliminated
- 25. 4( ) Safety locks provided on all doors leading to bedrooms

**GUEST ROOM FACILITIES & ACCESSORIES**

- 8. 4( ) Guest room toilet facilities--adequate, clean, good repair
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- 15. 2( ) Light fixtures, shades--clean good repair

**MISCELLANEOUS**

- 26. 4( ) Dishes in efficiency cabins/rooms properly cleaned, stored, sanitized
- 27. 2( ) Employees conform to good hygienic practices

RATING: 90

Remarks: See letter date June 1, 2015

Items marked are considered to be in violation of KRS 219.011 to 219.081 and the State Hotel Code and must be corrected: ( ) by next routine inspection or within 10 days. Failure to correct violations as listed will result in further action as provided by the Hotel Code and KRS 219.991(1). An opportunity for an appeal from any notice or inspection findings will be provided if you file a written request for a hearing with the department within the period of time specified by the applicable regulation.

Received by: [Signature]

Inspected by: [Signature]  
Health Authority



Local

State



**NORTHERN KENTUCKY  
INDEPENDENT DISTRICT  
HEALTH DEPARTMENT**

*Promoting and protecting the health of Northern Kentucky by providing public health services essential for a safe and healthy community*



June 1, 2015

Florence Inn, S& J Hospitality Group LLC  
Attn: Sridhar Kadaba  
8049 Dream Street  
Florence, KY 41042

Re: Follow-up Inspection Results from May 26, 2015

Dear Mr. Kadaba,

The Northern Kentucky Health Department, in conjunction with a representative from the Florence Fire Department, conducted a follow-up inspection on May 26, 2015 of the Florence Inn, located at 8049 Dream Street in Florence. This follow-up inspection was based upon our findings of a regular inspection, conducted on April 2, 2015, that resulted in 20 observed violations contrary to Kentucky's Hotel Code (902 KAR 7:010), 14 of which were deemed as critical violations.

During the follow-up inspection, The Northern Kentucky Health Department observed 12 violations previously debited during the April 2, 2015 inspection that have not been corrected, 7 of which are deemed as critical violations. The following conditions were observed, with asterisks indicating critical violations. The violation number corresponds with Kentucky's Hotel Inspection Form.

Violation	Observation
9	Ceiling and walls water stained throughout facility. Drywall and spackle moist to the touch due to water leaks.
16	Roofs in disrepair in all buildings - plastic tarps used as repair material. Asphalt and concrete sidewalks in disrepair around buildings and parking lots. Exterior wood portions (trim) of buildings in disrepair – observed outer holes and openings.
*24	Pool not covered - state pool engineer concluded extensive repairs needed for reopening. Exposed wiring throughout unoccupied rooms. Floors uneven and in disrepair throughout facility - sagging, and unable to support weight. Drywall missing in unoccupied spaces - ceilings and insulation collapsing. Debris and other material stored in unoccupied rooms. Mold observed on walls, ceilings, and behind wallpaper throughout facility. Water heater not properly installed (Bldg 300) - temporary fix currently in-place.

The following details the violations from the April 2, 2015 inspection that have been addressed and corrected:

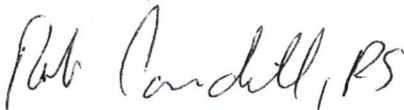
Violation	Observation
*5	Large amount of trash and debris around dumpster area and several buildings.
*20	Crawl space access panels removed or in disrepair. Rodent droppings observed in unoccupied rooms. Bed bugs observed in room 205.
23	Extension cords observed through door openings, and used as part of wiring system.
*24	Pool fence in disrepair – metal wire and bands used to support fencing. Rooms, occupied and unoccupied, observed without smoke detectors. Windows broken to multiple rooms.

As stated in the April 2, 2015 inspection and corresponding letter, all critical and non-critical violations were to be corrected by May 25, 2015. Additionally, all repairs must comply and be approved by the appropriate regulatory agency. Currently, the Florence Fire Department has you under notice for several violations, including not having all buildings evaluated by a structural engineer.

Based upon inspection results, the Northern Kentucky Health Department has issued you an *Enforcement Notice*, dated June 1, 2015, with the *Intent to Suspend* the facility's operating permit. The operating permit shall be suspended 10 days from the date of receipt of the notice unless a written request for a conference, pursuant to 902 KAR 1:400, is filed with this office. The enclosed form may be used to request the conference.

Please call me directly with any questions or concerns. Your cooperation is greatly appreciated.

Sincerely,



Rob Caudill, RS