

**Kansas Department of Agriculture**  
**Division of Food Safety and Lodging**  
 1320 Research Park Drive, Manhattan, KS 66502  
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**KANSAS LODGING ESTABLISHMENT INSPECTION REPORT**

COMPLIANCE KEY: Y=in compliance; N=not in compliance; O=not observed; A=not applicable; C=corrected on-site during inspection; R=repeat violation.

NOTE: Inspector will check items of non-compliance and indicate deficiency.

**Insp Date:** 9/8/2011      **Business ID:** 106254LD  
**Business:** AMERICAS BEST VALUE INN PRESIDENTS INN  
  
 2210 N BUCKEYE  
 ABILENE, KS 67410

**Inspection:** 74001676  
**Store ID:**  
**Phone:** 7852632050  
**Inspector:** KDA74  
**Reason:** 03 Complaint  
**Results:** No Follow-up

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes;
09/08/11	08:35 AM	10:45 AM	2:10	0:01	2:11	0	
Total:			2:10	0:01	2:11	0	

**LODGING ESTABLISHMENT PROFILE**

Rooms Licensed 64      Rooms Confirmed p  
 Food Service Complimentary    Guest Rooms 7      No. of Violations 16      Insp. Notification Print  
 Lic. Insp. No      Insp.

Rooms inspected 203,250,254,256,225,228,230,205

Address Verified p

Licensure	Y	N	O	A	C	R
1. Application and fees submitted.	p	..	..	..	..	..
2. Complete plans submitted.	..	..	..	p	..	..
3. Variance request requirements met.	..	..	..	p	..	..
Food Service & Food Safety	Y	N	O	A	C	R
4. Food service for the general public licensed.	..	..	..	p	..	..
5. Commercially prepared and prepackaged food meets requirements.	p	..	..	..	..	..
6. Food service for overnight guests in compliance.	p	..	..	..	..	..
Imminent Health Hazard	Y	N	O	A	C	R
7. Operations discontinued and regulatory authority notified.	..	..	..	p	..	..
General Requirements	Y	N	O	A	C	R
8. License posted and regulations in compliance.	p	..	..	..	..	..
9. Hot water capacity sufficient to meet demand.	p	..	..	..	..	..
10. Adequate hand washing facilities supplied and accessible.	p	..	..	..	..	..

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General Requirements			Y	N	O	A	C	R
11. Toilet facilities: properly constructed, supplied and clean.			p	..	..	..	..	..
Personnel			Y	N	O	A	C	R
12. Employees excluded for health problems.			p	..	..	..	..	..
13. Employee hands clean and properly washed.			..	..	p	..	..	..
14. Employee clothing clean and in good repair.			p	..	..	..	..	..
Guest & Public Safety			Y	N	O	A	C	R
15. Facility structurally sound with repairs and maintenance to ensure safety.			p	..	..	..	..	..
16. Evacuation, fire, and carbon monoxide safety measures maintained.			..	p	..	..	..	..
<i>Fail Notes</i>	4-27-8(c)	<i>CO detectors provided as required [No carbon monoxide detector in laundry room]</i>						
	4-27-8(c)(2)(B)	<i>CO detector tests logged and maintained [No CO logs available]</i>						
	4-27-8(d)(12)	<i>Evacuation route posted in guest rooms [No evacuation routes posted in second level room inspected]</i>						
	4-27-8(d)(6)(B)(ii)	<i>Extinguishers rated at least 2A-10BC [Fire extinguisher in pool room only 1A-10BC]</i>						
	4-27-8(d)(6)(B)(iii)	<i>Extinguishers at least 5 pounds [Fire extinguisher in pool room only 4 pounds]</i>						
	4-27-8(d)(8)	<i>Smoke detectors provided [No smoke detector in laundry, pool room or mechanical room]</i>						
	4-27-8(d)(8)(A)	<i>Smoke detectors in working condition [Smoke detectors not maintained in rooms 254 and 256 or laundry]</i>						
	4-27-8(d)(8)(C)	<i>Smoke detector tests logged and maintained [no smoke detector logs available]</i>						
Guest Rooms			Y	N	O	A	C	R
17. Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met.			..	p	..	..	..	..
<i>Fail Notes</i>	4-27-9(a)	<i>Rooms properly constructed and in good repair [Weather strip at bottom of door missing in room 203]</i>						
	4-27-9(a)(3)	<i>Floors maintained [Carpeted threshold between sleeping area and entrance area loose and trippable room 225]</i>						
18. Guest rooms properly serviced and cleaned, cribs clean.			p	..	..	..	..	..
19. Coffeemakers and appliances approved, located, maintained clean and in good repair.			p	..	..	..	..	..
20. Guestroom free of insects, rodents, and pests.			p	..	..	..	..	..
<b><i>This item has Notes. See Footnote 1 at end of questionnaire.</i></b>								
21. Pet requirements met.			p	..	..	..	..	..
22. Door lock requirements met.			p	..	..	..	..	..
Dishware & Utensils			Y	N	O	A	C	R
23. Dishware and utensils cleaned, sanitized, handled and stored.			p	..	..	..	..	..
24. Cleaning and sanitizing requirements met.			p	..	..	..	..	..
Housekeeping & Laundry Facilities			Y	N	O	A	C	R
25. Carts properly designed, maintained and operated to prevent contamination.			p	..	..	..	..	..
26. Laundry facilities provided, maintained clean and in good repair.			p	..	..	..	..	..

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Section	Y	N	O	A	C	R
<b>Housekeeping &amp; Laundry Facilities</b>	Y	N	O	A	C	R
27. Single use gloves available; storage areas maintained.	p	..	..	..	..	..
<b>Poisonous or Toxic Materials</b>	Y	N	O	A	C	R
28. Toxic substances allowed, stored, located, labeled and used.	p	..	..	..	..	..
<b>Public Indoor Areas</b>	Y	N	O	A	C	R
29. Public indoor areas; equipment and furnishings maintained, clean and in good repair.	p	..	..	..	..	..
30. Fitness rooms bathhouse and spa maintained clean and in good repair.	p	..	..	..	..	..
<b>Ice &amp; Ice Dispensing</b>	Y	N	O	A	C	R
31. Ice from approved source dispensed by sanitary methods.	p	..	..	..	..	..
32. Ice machines/buckets properly cleaned, sanitized, maintained and used.	p	..	..	..	..	..
<b>Exterior Premises</b>	Y	N	O	A	C	R
33. Exterior areas including playgrounds and storage areas clean and good repair.	p	..	..	..	..	..
34. Refuse containers maintained; vector control measures implemented, pets.	p	..	..	..	..	..
<b>Swimming Pools, RWF's &amp; Hot Tubs</b>	Y	N	O	A	C	R
35. Facility properly designed, maintained sanitary and safe.	..	p	..	..	..	..
<i>Fail Notes</i>   4-27-16(c)(1)(A)   <i>Flotation device with appropriate rope length provided</i>     <i>[Using swimming float belt for flotation device with no rope]</i>						
36. Water quality, clarity requirements met.	..	p	..	..	..	..
<i>Fail Notes</i>   4-27-16(d)(1)(A)   <i>Pools and RWF's chlorine and bromine levels 1-5ppm</i>     <i>[Pool disinfectant greater than 5.36 ppm Chlorine]</i>   4-27-16(d)(1)(B)   <i>Hot tub chlorine and bromine levels 2-5ppm</i>     <i>[Hot tub disinfectant less than 2 ppm Chlorine]</i>   4-27-16(d)(2)   <i>Swimming pools, hot tubs, and RWF's pH 7.0-8.0</i>     <i>[Pool pH equals 8.4 and Hot Tub pH greater than 8.4]</i>   4-27-16(d)(3)   <i>Test kit approved by the regulatory authority; range .5-20 ppm</i>     <i>[Test kit not capable of testing 20 ppm]</i>						
37. Fecal, vomit, and body fluid response requirements met.	..	..	..	p	..	..
38. Operation & maintenance procedures met.	p	..	..	..	..	..
<b>Water Supply System</b>	Y	N	O	A	C	R
39. Potable water supply used.	p	..	..	..	..	..
40. Boil water advisories properly addressed.	..	..	..	p	..	..
<b>Sewage Systems</b>	Y	N	O	A	C	R
41. Sewage and waste water properly disposed.	p	..	..	..	..	..
<b>Electrical Systems</b>	Y	N	O	A	C	R
42. Electrical properly installed and maintained.	p	..	..	..	..	..
<b>Plumbing Systems</b>	Y	N	O	A	C	R
43. Plumbing properly installed, supplied and maintained.	p	..	..	..	..	..
44. Proper use of backflow devices and testing requirements.	p	..	..	..	..	..
<b>HVAC Systems</b>	Y	N	O	A	C	R
45. Approved equipment installed and maintained in good repair.	p	..	..	..	..	..

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HVAC Systems	Y	N	O	A	C	R
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46. Safety issues for gas, electric and ventilation met.

*Fail Notes* | 4-27-21(h) *Filters changed as needed*  
*[HVAC filter in room 228 full of dust]*

Swimming Pool, Hot Tub, RWF Survey	In Operation	Not in Operation	None
Indoor Pool	x	i	i
Outdoor Pool	i	i	x
Indoor Hot Tub	x	i	i
Outdoor Hot Tub	i	i	x
Indoor RWF	i	i	x
Outdoor RWF	i	i	x

Swimming Pool, Hot Tub, RWF Details
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Indoor Pool -----> Disinfectant Chlorine Residual Level (ppm) 5 pH Level 9  
 Pool Clarity Deepest Point Fail Compliance with Local Inspection Not Applicable

***This item has Notes. See Footnote 2 at end of questionnaire.***

Indoor Hot Tub -----> Disinfectant Chlorine Residual Level (ppm) 1 pH Level 9  
 Clarity Deepest Point Fail Compliance with Local Inspection Not Applicable

Hot Tub Temperature in °F (must be < 104°F) 102

***This item has Notes. See Footnote 3 at end of questionnaire.***

EDUCATIONAL MATERIALS
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The following educational materials were provided: p

*Material Distributed* | *Lodging Handout #74 Carbon Monoxide Log*  
*Lodging Handout #75 Smoke Alarm Log*

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## **Footnote 1**

### **Notes:**

No evidence of roaches per complaint. Ecolab is licensed pest control agent that treats facility monthly. Last visit on 8-29-11.

## **Footnote 2**

### **Notes:**

Pool disinfectant >5.36 ppm Chlorine  
Pool pH 8.4

## **Footnote 3**

### **Notes:**

Hot Tub disinfectant 1.84 ppm Chlorine  
Hot Tub pH >8.4