

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: FCL030002	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED 08/06/2015
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NAME OF PROVIDER OR SUPPLIER MAGNOLIA PLACE	STREET ADDRESS, CITY, STATE, ZIP CODE 270 DUKE STREET MOCKSVILLE, NC 27028
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C 000	<p>Initial Comments</p> <p>Report by Suzanna Fay</p> <p>DHSR Construction Section conducted a Biennial Survey on August 6, 2015 from 3:20 PM to 5:22 PM at the above referenced facility. DHSR records indicate the home was first licensed on August 6, 1997 as a Family Care Home for six ambulatory Residents (able to evacuate and respond without any physical or verbal assistance during a fire or other emergency.) Based on this information we are requiring the home to maintain compliance with the following: the 1992 Rules for Family Care Homes T10: 42C, applicable portions of the 2005 Rules 10A NCAC 13G for Family Care Homes and the 1996 (1997 Revision) North Carolina State Building Code - Section 419.2 - Residential Care Homes.</p> <p>At the time of our visit, we cited deficiencies that require an acceptable plan of correction. They are as follows:</p>	C 000	<p>CONSTRUCTION SECTION SEP 03 2015 RECEIVED</p>	
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C 152	<p>Floors</p> <p>10A NCAC 13G .0314 FLOORS</p> <p>(a) All floors in a family care home shall be of smooth, non-skid material and so constructed as to be easily cleanable.</p> <p>(b) Scatter or throw rugs shall not be used.</p> <p>(c) All floors shall be kept in good repair.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed that the floor tile in the dining room was cracked and broken at the threshold to the corridor. Have a qualified technician repair the damaged floor. Provide documentation of the repairs through photos or copies of receipts or work orders.</p>	C 152	<p>REPLACE 4 TILE</p>	10-5-15
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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE <i>Suzanna Morris</i>	TITLE <i>Administrative</i>	(X6) DATE 9/3/15
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C 152 Continued From page 1

2. Observations revealed that the carpet was worn and separating at the seams in several locations. These locations include:

- a. The L-shaped corridor between the living room and dining room.
- b. Bedroom 3 running parallel to the front wall.
- c. The threshold to Bedroom 5.
- d. In the bath off of Bedroom 4, the carpet is pulling away from the tub edge.

Have a qualified technician repair or replace the carpet where damaged. Provide documentation of the repairs through photos or copies of receipts or work orders.

3. Observations revealed that the flooring in the bathroom off of Bedroom 4 was soft and the carpet around the tub was damp. Have a qualified technician investigate the moisture issues and make the necessary repairs to the flooring in this bathroom. Provide documentation of the repairs through photos or copies of receipts or work orders.

C 152

REPLACE ALL CARPET W/HARDWOOD
10-30-15

#4 REPLACE FLOOR CARPET/TILE
15-15-15

#4 PAINT
10-15-15

C 153 Housekeeping And Furnishings-Clean, Repaired

SECTION .0300 - THE BUILDING
10A NCAC 13G .0315 HOUSEKEEPING AND FURNISHINGS

(a) Each family care home shall:

- (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair;
- (2) have no chronic unpleasant odors;
- (3) have furniture clean and in good repair;
- (e) This Rule shall apply to new and existing homes.

C 153

clean + completed.

9-1-15

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C 153	<p>Continued From page 2</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed a large water stain on the ceiling in the office between the overhead light fixture and the air vent. Have a qualified technician investigate for leaks and make the necessary repairs. Provide documentation of the repairs through photos or copies of receipts or work orders.</p> <p>2. Observations revealed a stress fracture at the ceiling between the living room and the corridor to Bedroom 2. The ceiling finish was damaged along the crack. Have a qualified technician repair the ceiling. Provide documentation of the repairs through photos or copies of receipts or work orders.</p> <p>3. Observations revealed that the bathroom off of Bedroom 1 had a strong odor of urine. The Resident occupying this room has a pet cat and the litter box is kept in the bathroom. The bathroom floor is carpet. Interview with Staff revealed that the cat was urinating on the floor. Take measures to eliminate the odor. Provide documentation of the measures taken.</p> <p>4. Observations revealed several small black spots on the walls opposite and adjacent to the shower in the bathroom off of Bedroom 2. Have a qualified technician treat the finish and paint the walls. Provide documentation of the repairs through photos or copies of receipts or work orders.</p> <p>5. Observations revealed flaking and peeling paint indicating moisture problems on the wall over the shower and along the bulkhead in the bathroom off of Bedroom 4. Have a qualified technician determine the source of the moisture and make the necessary repairs. Provide</p>	C 153	<p>OFFICE PAINT CEILING</p> <p>PATCH REPAIR CEILING</p> <p>CAT ODOR Box removed & replaced w new box - area cleaned & sanitized</p> <p>BATH #2 PAINT</p> <p>MOISTURE BATH #4</p>	<p>10-15-15</p> <p>10-15-15</p> <p>9-1-15</p> <p>10-5-15</p>
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C 153	Continued From page 3 documentation of the repairs through photos or copies of receipts or work orders. 6. Observations revealed a small hole in the wall at the baseboard of the right wall in the bathroom off of Bedroom 5. Have a qualified person patch the hole. Provide documentation of the repairs through photos or copies of receipts or work orders. 7. Observations revealed that the wall either side of the toilet in Bathroom 5 had moisture damage and the paint was flaking. Have a qualified technician repair the walls either side of the toilet. Provide documentation of the repairs through photos or copies of receipts or work orders. 8. Observations revealed that the walls in Bathroom 5 had painted over wallpaper and the wallpaper was deteriorating at the seams causing it to curl away from the wall in several locations. Have a qualified person repair the wall finish in this bathroom. Provide documentation of the repairs through photos or copies of receipts or work orders.	C 153	BATHROOM # 5 PATCH/PAINT BATHROOM # 5 PATCH/PAINT BATHROOM # 5 WALLPAPER SEAMS SECURE	10-15-15 10-15-15 10-5-15
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C 174	Building Equipment Maintained Safe, Operating SECTION .0300 - THE BUILDING 10A NCAC 13G .0317 BUILDING SERVICE EQUIPMENT (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in a family care home shall be maintained in a safe and operating condition. (j) This Rule shall apply to new and existing family care homes. This Rule is not met as evidenced by:	C 174		
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C 174

Continued From page 4

C 174

1. Observations revealed that the smoke detectors in Bedrooms 3 and 4 were chirping indicating low batteries. Install batteries in the detectors and insure that they are working properly. Provide documentation of the repairs through copies of receipts or purchases.
2. Observations revealed that the refrigerator in the kitchen had rusted out areas around the handles and at the bolts. Replace the refrigerator. Provide documentation of the repairs through photos or copies of receipts or purchases.
3. Observations revealed that the toilet seat for the toilet in Bathroom 2 was too small for the fixture. Have a qualified person install a toilet seat that fits. Provide documentation of the repairs through photos or copies of receipts, purchases or work orders.
4. Observations revealed that the floor vent in Bathroom 2 was rusty. Have a qualified person replace the floor vent. Provide documentation of the repairs through photos or copies of receipts or work orders.
5. Observations revealed that the cover for the overhead light fixture in the office was falling off. Have a qualified person secure the light cover. Provide documentation of the repairs through photos.
6. In the Bathroom off of Bedroom 4, it was observed that the sink faucet and knobs were corroded and the finish was flaking off. The enamel on the sink was stained. Have a qualified technician repair or replace the sink fixture. Provide documentation of the repairs through photos or copies of receipts or work orders.

Room 3-4
SMOKE DETR
BATTERIES
replaced

9-1-15

ELONGATED TOILET
SEAT - replaced

9-1-15

BATHROOM #2
REPLACE VENT

10-15-15

OFFICE SECURE
LIGHT FIXTURE COVER

9-10-15

BATHROOM #4
FAUCET REPLACE
SINK ? CLEAN/REPLACE

9-10-15

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C 174	Continued From page 5	C 174		
	7. Observations revealed that the light over the shower in Bathroom 5 did not have a bulb or a cover to protect the fixture from moisture. Have a qualified person install a bulb and a cover. Provide documentation of the repairs through photos or copies of receipts or work orders.		BATHROOM # 5 LIGHT FIXTURE REPLACE bulb	9-1-15
	8. Observations revealed that the vinyl seal for the shower surround was pulling loose on the back wall of the shower in Bathroom 5. Have qualified technician repair the seal. Provide documentation of the repairs through photos or copies of receipts or work orders.		BATHROOM # 5 REPLACE TUB SURROUND	9-10-15
	9. Observations revealed that the finish on the vanity cabinet in the bathroom off of Bedroom 1 was delaminating and curling up and one of the knobs was missing. Have a qualified technician repair or replace the cabinet. Provide documentation of the repairs through photos or copies of receipts or work orders.		BATHROOM # 1 REPLACE VANITY	10-15-15
	10. At the time of this survey, water was pouring into the basement through two small holes in the foundation wall. The walls and floors were stained orange and the floor of the basement had about 1/2" of standing water. The sump pump was running but was not working properly to remove the water. Maintenance personnel were on site cleaning the gutters and determined that there was a physical plant leak. There was also standing water in the crawl space to the left of the basement stairs. Have a qualified technician repair the leak(s). Provide documentation of the repairs through photos or copies of receipts or work orders.		LANDSCAPING DOWN SPOUT DRAINS CLOGGED	10-5-15
	11. Observations revealed that two of the vinyl ducts for the bathroom exhaust fans had fallen			

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C 174

Continued From page 6

C 174

and were venting into the attic. Have a qualified technician verify that the ducts are not damaged and secure the ducts to the roof vent or replace the ducts if damaged. Replacement is to be completed per the current NCSBC. Provide documentation of the repairs through photos or copies of receipts or work orders.

ATTIC BATHROOM
VENT EXHAUST FAN
SECURE OR REPLACE

9-10-15

12. Observations revealed that the exterior dryer cap was not secure to the wall. Have a qualified technician secure and seal the dryer cap to the wall. Provide documentation of the repairs through photos.

REPLACE DRYER
VENT CAP

9-10-15

13. Observations revealed a hole in the bottom panel of the storm door leading into the staff area. Have a qualified technician repair or replace the door. Provide documentation of the repairs through photos or copies of receipts or work orders.

APARTMENT EXTERIOR
DOOR (ROB'S) REPLACE
@ STORM DOOR

10-10-15

C 103

Construction-Basement

C 103

T10: 42C

.2102 CONSTRUCTION

(c) The basement is not to be for residents' storage or sleeping.

REMOVE RESIDENT
STORAGE FROM
BASEMENT.

This Rule is not met as evidenced by:

1. At the time of this survey, there were a number of items stored in the basement. Remove only items belonging to the Residents to be stored in a safe location. Provide verification of the correction.

(STAFF ASSURED THAT NO
RESIDENT STORAGE AT
THIS TIME)

C 167

Outside Premises-Maintained Safe

C 167

T10: 42C

.2215 OUTSIDE PREMISES

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C 167	<p>Continued From page 7</p> <p>(a) The outside grounds must be maintained in a clean and safe condition, in accordance with the rules governing the sanitation of residential care facilities of the North Carolina Department of Environment, Health and Natural Resources; Division of Environmental Health Services.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed a rusty conduit laying on the ground outside the kitchen. The wiring was coming from the kitchen wall. Have a qualified technician verify the use of the wiring and either secure or remove as required. Provide documentation of the repairs through photos or copies of receipts or work orders.</p> <p>2. Observations revealed that a section of the downspout by the planter wall had fallen off. Water was running down the corner of the planter wall from the recent gutter cleaning. Have a qualified technician repair the downspout. Provide documentation of the repairs through photos or copies of receipts or work orders.</p>	C 167	<p>ELECTRICAL WIRE EXPOSED. HAS BEEN REPAIRED 9-1-15</p> <p>REPAIR/REPLACE DOWN SPOUT 9-1-15</p>	
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