

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL036030	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED 10/15/2015
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NAME OF PROVIDER OR SUPPLIER HERITAGE OAKS ASSISTED LIVING	STREET ADDRESS, CITY, STATE, ZIP CODE 916 S. MARIETTA STREET GASTONIA, NC 28054
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C 000	<p>Initial Comments</p> <p>This is a Report of a Biennial Construction Survey conducted by Greg Cates and Ed Miller on October 15, 2015.</p> <p>Based on information gathered from our files, the Facility was first submitted for licensure in 1965 with an addition in the early 1990 's bringing the total capacity to Eighty-Six (86) Beds. Based on the above information, the main portion of the facility is required to meet the 1971 Minimum and Desired Standards and Regulations - Homes for the Aged and Infirm, the applicable portions of the 2005 Rules for Adult Care Homes and the 1958 North Carolina State Building Code - Institutional Occupancy. The addition is required to meet the 1991 Minimum Standards and Regulations for the Homes for the Aged and Disabled, the applicable portions of the 2005 Rules for Adult Care Homes and the 1978 Edition of the North Carolina Building Code - Institutional Occupancy.</p>	C 000		
C 101	<p>Existing Licensed Fac- No less than '71 Rules</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, change in service or bed count, addition, renovation, or alteration; however in no case shall the requirements for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm",</p>	C 101		

Division of Health Service Regulation
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE SIGNATURE: _____ TITLE: _____ DATE: _____

Man A May

Business Manager

12-21-15

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C 101	<p>Continued From page 1</p> <p>copies of which are available at the Division of Health Service Regulation at no cost;</p> <p>This Rule is not met as evidenced by:</p> <p>1- Based on observations, the facility has failed to meet the code requirement when first licensed for complete automatic fire detection.</p> <p>a- There is an enclosed storage room in the basement that is not protected with heat or smoke detection. ✓</p>	C 101	We will remove coop and the contents 12-28	
C 148	<p>Corridors-Handrails</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT</p> <p>(g) The requirements for corridors are:</p> <p>(2) Handrails shall be provided on both sides of corridors at 36 inches above the floor and be capable of supporting a 250 pound concentrated load;</p> <p>This Rule is not met as evidenced by:</p> <p>1- Based on observations, the facility has failed to provide handrails in the corridor.</p> <p>Findings include:</p> <p>a- Between the office and Drink Machine, there is a section of handrails missing. ✓</p>	C 148	Hand Has been replaced	12/14
C 164	<p>Housekeeping and Furnishings-Clean, Repaired</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS</p> <p>(a) Adult care homes shall:</p>	C 164		

Division of Health Service Regulation

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C 164	<p>Continued From page 2</p> <p>(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 facilities.</p> <p>This Rule is not met as evidenced by: 1- Based on observations, the facility has failed to maintain the buildings walls, ceilings, and floors in good repair and clean.</p> <p>Findings include:</p> <p>a- Throughout the building, the painted finish and plastic laminate on the doors is scratched. b- Throughout the building, the door trim paint is scratched and peeling. c- Throughout the building, the plastic laminate trim behind the corridor grab bars is loose. d- Throughout the building, there is a build-up of dirt and lint around the door frames on the floor. e- The return air grilles and radiation dampers are coated in dust/ dirt. f- The floor of the Old Med Room beside Room 402 is dirty and stained. g- The closet door in Room 303 is damaged. h- Although there is ample storage in the room, there is a large pile of clothing piled into the corner of Room 303. i- The vanity in the 300 Hall Bathroom is damaged. k- There is a large hole in the wall under the microwave counter in the Microwave Room. l- In Room 104, there is wall damage</p>	C 164	<p>Ordered new Kick Plates to replace turn laminate. 12/31</p> <p>Painting all trim 12/31</p> <p>Replaced or glued 12/31</p> <p>Maintenance cleaned Housekeepers Following up daily 12/31</p> <p>Cleaned 12/18</p> <p>Cleaned & 12/18</p> <p>Replaced 12/18</p> <p>Remove & 12/15</p> <p>Replaced & 12/21</p> <p>Fixed 12/15</p>	

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C 164	Continued From page 3 where the drywall corner bead is exposed. m- The vanity in the bathroom of Room 104 is damaged and the vanity door is broken. n- The finish on the tub in the 100 Hall bathroom is in disrepair. ✓	C 164	Replaced To be reglazed.	12/21 12/31
C 166	Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1- Based on observations, the facility has failed to maintain the building free of hazards. Findings include: a- In Room 409, the grab bar at the tub is loose. ✓ b- The concrete on the handicap ramp leading to the rear courtyard is cracked and broken. Tony ✓ c- There is no handrail on either side of the handicap ramp leading to the rear courtyard. Tony ✓ d- In Room 308, there is an unsupported oxygen bottle that could fall over, damaging the cylinder or nozzle. ✓ e- In the bathroom on the 300 Hall the window used for ventilation is not equipped with a screen. ✗	C 166	Fixed To be fixed To be Replaced Remove d Replaced	12/15 1/6 12/15 12/10

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C 166	Continued From page 4 f- The handrail located outside the Nurse's Station is loose. ✓ g- There is a padlock on the closet door in Room 104. ✓ h- The marked EXIT door from the basement is equipped with a double keyed deadbolt lock. ✓	C 166	Fixed Removed Replaced	12-10 12-9 12-9
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1- Based on observations, the facility has failed to maintain the safety systems in operating condition. This could affect all occupants of the building in the event of a power failure. Findings include: a- The emergency lights in the following locations do not operate on battery power. Locations include but are not limited to: ✓ 1- Exterior 400 Hall 2- Emergency light # 11 b- The cover on the crash bar of the fire door to the 400 Hall is loose. ✓ c- The EXIT sign at the 100 Hall EXIT does not operate on battery power.	C 189	- Replace b - Fixed Replacing	12-21 12-9 12-31

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C 189	<p>Continued From page 5</p> <p>2- Based on observations, the facility has not maintained the plumbing system safe and operating.</p> <p>Findings include:</p> <p>a- In the exterior office, the toilet is loose at the base and water is present around the base. ✓</p> <p>b- The commode in the 300 Hall Bathroom is loose and water is present. ✓</p> <p>c- The condensate pipe for the ice machine is extended into the floor drain. ✓</p> <p>3- Based on observations, the facility has failed to ensure that the doors operate correctly to prevent the passage of fire or smoke.</p> <p>Findings include:</p> <p>a- The corridor door to the Activity Room does not close completely and latch. ✓</p> <p>b- The corridor door to Room 402 does not close and latch. ✗</p> <p>c- The corridor doors to the following resident rooms are disabled, preventing the door from latching. Locations include but are not limited to: 1- Room 305 ✗ 2- Room 308 ✗</p> <p>4- Based on observations, the facility has failed to maintain the building in a safe and operating manner.</p> <p>Findings include:</p> <p>a- There are several roof leaks, causing</p>	C 189	<p>- Fixed</p> <p>- Fixed</p> <p>- Fixed</p> <p>- Fixed</p> <p>- Fixed</p> <p>- Fixed</p> <p>To be fixed</p>	<p>12/23</p> <p>12/23</p> <p>12/19</p> <p>12-7</p> <p>12-9</p> <p>12/31</p>

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C 189	Continued From page 6 damaged or removed ceiling tile in the following locations to include but not limited to: 1- Staff Bathroom 2- Corridor at the Fire Door 3- Outside the Microwave Room 4- Conference Room 5- Office Bathroom 5- The facility has failed to maintain the electronic call system in operating condition. This could affect any residents who may require assistance while in the resident's room or bathrooms. a- The wall mounted call system was tested but there was no notification at a monitored location and there are no hand bells provided.	C 189	→ Fixed Replace d 300 Hall need to be reset also having tech to come test the whole system	11/13 12/15 12/31
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C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.	C 199		
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C 199	<p>Continued From page 7</p> <p>This Rule is not met as evidenced by: 1- Based on observations and testing, the facility has failed to maintain working mechanical exhaust systems or windows where required. This may affect all persons in the building as it prevents the exhausting of odors and possible bacteria or germs that may cause illness.</p> <p>Findings include:</p> <p>a- The bathroom at the Nursing Office is not equipped with an exhaust fan and the window is not operable.</p> <p>b- There is no exhaust in the Biohazard Room and there is no window. ✓</p>	C 199	<p>Window fixed To be replaced</p> <p>— Biohazard moved to another location.</p>	<p>12/9 12/31 11/12</p>
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