

Division of Health Service Regulation

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| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL090007 | (X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____ | (X3) DATE SURVEY COMPLETED 09/30/2015 |
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| NAME OF PROVIDER OR SUPPLIER BROOKDALE UNION PARK | STREET ADDRESS, CITY, STATE, ZIP CODE 1316 PATTERSON AVENUE MONROE, NC 28112 |
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| C 000 | Initial Comments Report of a Biennial Construction Survey by Frank Strickland and Ed Miller on 09/30/2015: Based on information obtained from the DHSR database, this facility was licensed for Licensure on 08/16/1996. The facility is currently licensed for (87) beds. Therefore, this facility is required to meet the 1996 Rules for the Licensing of Adult Care Homes, applicable portions of the 2005 10A NCAC 13F - Licensing of Adult Care Homes of Seven or More Beds, and applicable portions of the amended 1996 NC State Building Code(s) for a Group I-Institutional, Unrestrained Occupancy. Deficiencies were cited and a Plan of Correction is required. | C 000 | The following plan of correction is for Brookdale Union Park. The following plan of correction is in regards to the statement of deficiencies and plan of correction dated September 30, 2015. This plan of correction is not to be construed as an admission of our agreement with the findings and conclusions in the Statement of Deficiencies, or any related sanction or fine. Rather it is submitted as confirmation of our ongoing efforts to comply with statutory and regulatory requirements. In this document we have outlines specific actions in response to the identified issues. We have not provided detailed response to each allegation or finding, nor have we identified mitigating factors. | |
| 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, this facility has not maintained the service of the exterior construction and their finishes. This may affect the staff and residents if there is an infestation of bugs or vermin into the facility. Findings on 09/30/2015: There is a refrigerant line penetrating the brick veneer/ exterior wood stud wall construction that | C 166 | C166 Housekeeping-Maintained Free of Hazards: Refrigerant line caulked by 11.13.15, visual inspection monthly by Maintenance Technician and/or designee. Exterior receptacle repaired by 11.13.15, visual inspection monthly by Maintenance Technician and/or designee. | |

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE: *[Signature]* TITLE: **Executive Director** (X6) DATE: **11/5/15**

STATE FORM 0009 P3/Q1 If continuation sheet 1 of 6

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| C 166 | <p>Continued From page 1</p> <p>has 1/2" airspace around the entire penetration that is unprotected from water migration or vermin that is located outside Room 18.</p> <p>2-Based on observations, this facility has not maintained the service of the exterior construction and their finishes. This may affect the staff and residents if there is an infestation of bugs or vermin into the facility.</p> <p>Findings on 09/30/2015: There is a exterior service receptacle that does not have a cover plate that is located outside Room 18.</p> | C 166 | | |
| C 189 | <p>Building Equipment Maintained Safe, Operating</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS</p> <p>(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.</p> <p>(k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by: 1-Based on observation, the facility was not maintained in a safe manner due to breaches of the one-hour roof/ceiling assembly construction that has invalidated its integrity. This could affect all residents and staff in the event that fire and/or smoke is not contained in a room or compartment of origin.</p> <p>Findings on 09/30/2015:</p> | C 189 | <p>C189 Building Equipment Maintained Safe, Operating:</p> <p>Ceiling repaired on 10.31.15, roofers contacted on 11.2.15, roof inspected on 11.2.15. Roof inspected visually quarterly by Maintenance Technician and/or designee.</p> <p>Maintenance Technician contacting sprinkler servicemen by 11.6.15 to schedule repair, monitored monthly by maintenance technician and/or designee.</p> | |

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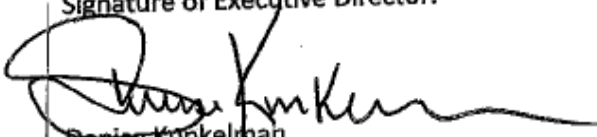
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| C 189 | <p>Continued From page 2</p> <p>The ceiling sheet-rock construction has been damaged due to moisture around ceiling HVAC diffusers and at construction joints in the Marketing Sales Office, West Wing Spa and the exterior Porch outside Room 40.</p> <p>2-Based on observations, the facility fire protection equipment was not maintained in a safe manner. This could effect all residents and staff by not providing full sprinkler coverage upon activation.</p> <p>Findings on 09/30/2015: The following locations had dropped sprinkler head escutcheons: Main Laundry Room, Activity Room Women's Bathroom, Rooms 36 & 40 Bathrooms and the Exterior Porch outside Room 38.</p> <p>3-Based on observations, the facility fire protection equipment and safety signage has not been maintained in a safe manner. This will effect all residents and staff by not providing illuminatin for all paths of egress in the event of an emergency.</p> <p>Findings on 09/30/2015: The emergency lighting ceiling lights did not illuminate when test in the emergency that are located between Rooms 19 to 23 in the egress corridor and in the Dining Hall.</p> <p>4-Based on observations, this facility has not maintained in a safe manner and operating condition because the portable medical oxygen cylinders are not being properly handled/stored. This could effect all residents, staff or visitors if the cylinders fell on the floor surface breaking the valves, propelling the cylinders and turning into a</p> | C 189 | <p>Emergency lighting serviced on 11.5.15, maintenance technician to visually monitor weekly for working order.</p> <p>Oxygen providers contacted by 11.10.15 to schedule racks to be delivered. Oxygen monitored visually by direct care staff to ensure O2 is properly stored.</p> <p>Pathway in apartment 49 in place as of 11.5.15; Maintenance technician and/or designee to monitor storage regularly for proper storage.</p> <p>Return-air grills serviced on 11.4.15, Maintenance technician and/or designee to monitor monthly.</p> <p>Ceiling mounted electrical box serviced by 11.13.15, Maintenance technician and/or designee to monitor monthly.</p> | |

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| C 189 | <p>Continued From page 3</p> <p>dangerous projectile.</p> <p>Finding on 09/30/2015: Oxygen bottles of various sizes were not stored in approved racks located in the clothes closet in Room 49.</p> <p>5-Based on observations, this facility has not maintained the fire protection of resident rooms by converting the rooms for excessive storage that have increased the fire load of a space that is not designed for the additional fire protection. This could effect all residents and staff in the event that fire and/or smoke is not contained in the room.</p> <p>Findings on 09/30/2015: Room 49 had at least 10 bed mattresses and frames, 8 sides table, lambs and boxes with stored items. Passage from the room entry door to the exterior wall was unaccessible.</p> <p>6-Based on observation, the facility has not maintained and serviced the HVAC supply and return air grilles. This will effect all residents and staff.</p> <p>Findings on 09/30/2015: The return-air grilles have excessive particulate build-up located in Dining Hall and in the Rooms 37 & 39.</p> <p>7-Based on observation, the facility has not maintained in a safe and serviced electrical devices. This may effect all residents and staff.</p> <p>Findings on 09/30/2015: There is an ceiling mounted electrical box that does not have a cover or a device has been removed that is located in the 300 Hall</p> | C 189 | | |

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| C 189 | Continued From page 4 Mechanical Room. | C 189 | |
| C 199 | <p>Exhaust Ventilation</p> <p>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.</p> <p>This Rule is not met as evidenced by: 1-Based on Observation, the facility failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. This could affect residents and staff by subjecting them to house-keeping odors.</p> <p>Findings on 09/30/2015: No mechanical exhaust ventilation has been provided in the Mop Sink closet that is located at the Kitchen.</p> <p>2-Based on Observation, the facility failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. This could affect residents and staff</p> | C 199 | <p>C199 Exhaust Ventilation:</p> <p>All exhausts fans to be serviced and/or installed by 11.20.15, Maintenance technician and/or designee to monitor monthly.</p> <p>Signature of Executive Director:  Denise Kunkel Executive Director</p> |

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| C 199 | Continued From page 5 by subjecting them to house-keeping odors. Findings on 09/30/2015: The mechanical exhaust fans are not exhausting interior air in the East Wing Bathrooms for Rooms 35 to 46, East Wing Mechanical Room and in the Bathroom for Room 49 that are not operating when switched to the on position. | C 199 | | |