

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL092143	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 03/15/2016
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NAME OF PROVIDER OR SUPPLIER ZEBULON HOUSE	STREET ADDRESS, CITY, STATE, ZIP CODE 551 PONY ROAD ZEBULON, NC 27597
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C 000	<p>Initial Comments</p> <p>This report is of a Biennial Construction Survey done by Bob Getchell and Ed Miller on March 15, 2016.</p> <p>This facility was first licensed as a Home for the Aged serving 60 residents, 31 of which reside in a special care unit, on March 25, 1999. Therefore the facility must meet the 1996 and the applicable portions of the 2005 Rules for the Licensing of Adult Care Homes, and, the 1996 (1999 Revision) North Carolina State Building Code(s), Institutional Occupancy.</p> <p>Deficiencies were noted which will require a new plan of correction</p>	C 000		
C 133	<p>Bathrooms-Hand Grips</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT</p> <p>(e) The requirements for bathrooms and toilet rooms are:</p> <p>(6) Hand grips shall be installed at all commodes, tubs and showers used by or accessible to residents;</p> <p>This Rule is not met as evidenced by:</p> <p>1. Based on observation, the facility was not maintained in a safe manner by not providing securely fastened hand grips in the bathrooms and/or toilet rooms</p> <p>Findings Include:</p> <p>a) The hand grip on the wall in the Med Room bathroom is loose.</p>	C 133		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE _____ TITLE _____ (X6) DATE _____

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C 160	Continued From page 1	C 160		
C 160	<p>Outside Premises-Clean, Safe</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT</p> <p>(m) The requirements for outside premises are: (1) The outside grounds of new and existing facilities shall be maintained in a clean and safe condition;</p> <p>This Rule is not met as evidenced by: 1. Based on observation, the outside premises of the facility was not maintained safe.</p> <p>Findings include: a) Near the freezer the gutter downspout has become disconnected.</p>	C 160		
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: (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 observation, the resident furnishings in bedrooms and floors in other areas were not maintained in good condition.</p> <p>Findings include: a) The tile floor in the Arcade/PT area is dirty and</p>	C 164		

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C 164	Continued From page 2 marked up. b) Room 206 has furniture with handles loose/missing on the drawers. c) Room 204 has furniture with handles loose/missing on the drawers. d) Room 207 has a broken door on the wardrobe e) Room 408 has furniture with handles loose/missing on the drawers. f) There is a worn arm on the couch in the SCU Living Room	C 164		
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 observation, the building fire protection equipment was not maintained to keep the facility safe. This would affect all residents if the systems failed to detect smoke or suppress a fire. Findings include: a. The horn/strobe devices on the 100, 200, 300 and 400 halls did not operate when the fire alarm system was activated. b. It appears an accelerator assembly has been removed from the "B" riser in the sprinkler riser room. Ensure that all required equipment is	C 189		

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C 189	<p>Continued From page 3</p> <p>properly installed on the "B" riser.</p> <p>c) The over ride switch on the Exit door near room 310 is working intermittently. Replace</p> <p>d) Corridor bathroom ceiling near room 302 has a radiation damper activated</p> <p>e) The Med Room HVAC return and associated radiation damper are covered with dust which may prevent proper operation of the damper in a fire emergency</p> <p>f) In the soiled linen room near the fire alarm panel, sprinkler heads are covered with lint</p> <p>g) In the corridor ceiling outside the Activity room a radiation damper has activated</p> <p>h) The sample tubes for the HVAC duct mounted smoke detectors were dirty in the HVAC unit over the 200 Hall in the SCU</p> <p>i) Laundry room sprinkler heads are covered with lint</p> <p>j) The Exterior Storage Room has items stored within 18" of sprinkler heads, and a radiation damper is activated</p> <p>2. Based on observation, the facility components were not maintained operable by having doors that did not close completely and latch.</p> <p>Findings include: The following doors have issues:</p> <p>a) Kitchen Pantry door won't close and latch, is wedged open, and has a hole at the door knob,</p> <p>b) Laundry door is wedged open,,</p> <p>c) Staff break room door is wedged open,</p> <p>d) 200 Hall Exit door is scrubbing the frame</p> <p>e) Supply storage room door near room 301 has a hole at the door knob</p> <p>f) Room 404 door is wedged open,,</p> <p>g) Activity room corridor doors are wedged open</p> <p>h) Living Room corridor door won't close and latch</p> <p>i) Conference room door wedged open</p>	C 189		
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C 189	<p>Continued From page 4</p> <p>j) Office door has holes in it where hardware was removed, and is wedged open k) Medical Records door has holes at the door knob, l) Copy room door wedged open m) Business office door wedged open</p> <p>3. Based on observation, the building electrical system was not maintained to keep the facility safe.</p> <p>Findings include: a) The doors to the HVAC electrical disconnect boxes mounted on the exterior of the building have not been locked to prevent access to energized parts by unqualified persons. b) Room 204 has a broken outlet cover, c) At exterior disconnect HP #12 the GFCI outlet will not trip, d) In the exterior storage room at the kitchen the electrical panels are blocked e) In the Electrical Panel Room the panels are blocked f) In the kitchen a metal outlet cover plate is bent.</p> <p>4. Based on observation, the building exit signage was not maintained in a safe manner. This would affect all residents by not keeping the exits visible in an emergency.</p> <p>Findings include: a) Exit sign at room 108 has left and right arrows displayed, however the exit path is straight ahead. Cover the left and right arrows on the sign to eliminate confusion.</p> <p>5. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would affect all residents by not containing</p>	C 189		

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C 189	<p>Continued From page 5</p> <p>smoke and fire in the room or smoke compartment of origin.</p> <p>Findings include:</p> <ul style="list-style-type: none"> a. The attic smoke barrier wall over room 105 has unprotected penetrations by an open sleeve, wire, and PVC pipe that have no fire caulk. b. The attic smoke barrier wall at the Arcade/PT area has unprotected penetrations by an open sleeve and wire that have no fire caulk. c. The Dining room ceiling has an unsealed penetration at the disco ball spot light, d. The Dining Room ceiling is split open e. The Dryer room at the Laundry has unprotected ceiling penetrations f. The supply storage room near room 301 has a sprinkler escutcheon that has dropped g. In the corridor near room 301 there are nail pops in the ceiling and a dropped sprinkler escutcheon h. In the conference room a sprinkler escutcheon has dropped. i. In the corridor ceiling near the office there are nail pops. j. In the office ceiling there are nail pops. k. In the copy room ceiling there are nail pops. l. In the business office ceiling there are nail pops. m. In the front lobby a sprinkler escutcheon has dropped n. In the electrical panel room ceiling there are unprotected penetrations, and an unsealed sleeve. o. In the sprinkler riser room wall damage from a leak has compromised the integrity of the wall. <p>These unprotected openings are not in conformance with the requirement to use a through penetration fire stop system that has been tested in accordance with ASTM E-814.</p>	C 189		

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C 189	<p>Continued From page 6</p> <p>6. Based on observation, the building plumbing equipment was not maintained in a safe manner</p> <p>Findings include:</p> <p>a) The spray hose in room 207 shower has no vacuum breaker.</p> <p>b) The spray hose in room 203 shower has no vacuum breaker.</p> <p>7. Based on observation, the facility was not maintained in a safe manner by having corridors obstructed.</p> <p>Findings include:</p> <p>a) The Arcade/PT exit corridor is blocked by diaper boxes reducing the width to less than the 8 feet required for egress in an emergency.</p> <p>b) The first floor front corridor access to the front door is blocked by a chair reducing the width between it and the stairs to less than the 3 feet required for egress in an emergency.</p>	C 189		
C 199	<p>Exhaust Ventilation</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS</p> <p>(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:</p> <p>(1) soiled linen storage;</p> <p>(2) soil utility room;</p> <p>(3) bathrooms and toilet rooms;</p> <p>(4) housekeeping closets; and</p>	C 199		

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C 199	<p>Continued From page 7</p> <p>(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 building exhaust ventilation was not maintained in accordance with this Rule.</p> <p>Findings include: a) The exhaust fan in the Staff bathroom is not working. b) The exhaust fan in room 204 bathroom is not working c) The exhaust fan in the Soiled Linen room is not working</p>	C 199		