

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>HAL053026</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>05/18/2016</b>
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NAME OF PROVIDER OR SUPPLIER  <b>MAGNOLIA HOUSE RETIREMENT CENTER</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>1115 CARTHAGE STREET SANFORD, NC 27330</b>
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C 000	<p>Initial Comments</p> <p>Report of a Biennial Survey by Billy S. Bryant conducted on 05/18/2016.</p> <p>Records indicate this facility was first licensed on 05/01/1998. The facility is currently licensed as a 85 Beds Special Care Unit. Therefore the facility was surveyed for conformance with the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds and applicable portions of the 1996 (1998 Revision) Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1996 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.</p>	C 000	<p style="text-align: center;">CONSTRUCTION SECTION</p> <p style="text-align: center;">AUG 01 2016</p> <p style="text-align: center;">RECEIVED</p>	
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</p> <p>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", 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>	C 101		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE *[Signature]* TITLE *Administrator* (X6) DATE *7.6.16*

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C 101	Continued From page 1  1. Based on observation the facility does not meet building code requirements in effect at the time of alteration or renovation to convert the facility into a special care unit with special locking.  Finding on 05/18/2016: a. A schematic diagram of the special locking system is not mounted adjacent to the fire alarm panel.	C 101	<i>Location of locking papers diagram placed on all diagrams, updated to ensure compliance.</i>	<i>8.2.16</i>
C 164	Housekeeping and Furnishings-Clean, Repaired  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (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.  This Rule is not met as evidenced by: Based Observation the facility has not kept the walls and floor coverings clean and in good repair.  Findings on 05/18/2016: 1. The walls are scarred, gouged and paint has been scraped from the wall .  2. Men and Women's Halls - Corridor floor are dingy and have no evidence of being waxed.  3. Men's and Women's Halls - The Corridor hand rails are sticky to the touch.  4. Men's and Women's Halls - In many of the	C 164	<i>All work in progress working from list and facility current list. Task will be on going and monitored by maintenance and overseen by Administrator or designee most completed by carpets will be replaced as finances allow</i>	<i>8.20.16</i>

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C 164	Continued From page 2  resident rooms the corner base on the walls on the interior of the resident rooms is missing and the gypsum board is damaged.  5. Men's and Women's Halls - The resident bathroom wood doors' finish surfaces are scarred, some with holes from contact with the room entrance door hardware evidenced but not limited to the examples listed: Men ' s Hall - Rooms 11, 15, 16, 17.  6. Offices - The carpet is loose, worn and torn.	C 164		
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 observation and testing the facility was not maintained free from hazards. Rooms containing gas fire mechanical equipment not operating correctly and/or where the equipment is not properly ventilated could cause an accumulation harmful vapors or gases. This could effect all residents of the facility if the residents were exposed to the gasses or vapors.  Finding on 05/18/2016: a. Exterior, Water Heater Room - The room was tested for CO by a P.S.N.C. service technician and the results showed CO levels exceeded the	C 166	<i>Completed while surveyor on site CO2 detectors placed will continue to monitor daily by maintenance and over seen by administrator/for designee</i>	<i>5.18.16</i>

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C 166	<p>Continued From page 3</p> <p>amount considered to be safe.</p> <p>2. Based on observation the facility was not maintained free from hazards. Guardrails and grab bars that are not secured cannot support residents who require the guardrails to help with mobility/stability.</p> <p>Findings on 05/20/2016:</p> <p>a. Women ' s Hall - Nurse's Station - The handrail is detached from its attachment bracket.</p> <p>b. Women's Hall, Room #43 - There is not grab bar in the shower stall.</p> <p>3. Based on observation there is a failure to install and maintain required plumbing safety devices or equipment. Failure to maintain or install plumbing safety devices or equipment could effect all occupants of the facility if the absence of the plumbing safety devices or equipment caused the domestic water supply to become contaminated.</p> <p>Finding on 05/18/2016:</p> <p>a. Short Corridor, Beauty Shop - The hand held rinse wand does not have a vacuum breaker on the water supply.</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</p>	C 189		

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C 189	<p>Continued From page 4</p> <p>facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Based on observation there is a failure to maintain the facility's fire safety systems in a safe manner. Fire resistant rated ceilings must be free of gaps and openings. Penetrations or holes in fire resistant rated ceilings could effect the occupants of the facility by allowing fire and smoke to spread beyond the area of origin.</p> <p>Findings on 05/18/2016:</p> <p>a. Men's Hall Community Bath - There is a gap in the fire resistant ceiling around the exhaust fan grille.</p> <p>b. Women's Hall, Adjacent to Room #40 - A layer of gypsum board that is a component of the ceiling access hatch cover is broken and has produced a large gap in the ceiling hatch cover.</p> <p>2. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. Doors are required to completely close and latch in the event of a fire. The occupants in the facility could be effected if doors do not latch and remain closed so as to limit the spread of smoke or fire to the area of origin.</p> <p>Findings on 05/18/2016:</p> <p>a. Nurses' Station Restroom - The door will close but does not latch to remain closed.</p> <p>b. Women's Hall, Room #27 - The door will close but does not latch to remain closed.</p> <p>c. Men and Women's Hall Doors to utility rooms,</p>	C 189	<p><i>All work will be completed by 8/30/16 To prevent further occurrences maintenance will monitor daily and administrator or designee will oversee.</i></p>	8/30/16

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C 189	<p>Continued From page 5</p> <p>closets and storage rooms did not have positive latching hardware as evidenced but not limited to the examples listed in the findings:</p> <p>d. Women's Hall, Laundry - The door did not have positive latching hardware and would not close due to dragging on the floor and hitting the door frame.</p> <p>e. TV Room - The doors from the corridor to the room have been removed. Note: Corrected while surveyor was on site.</p> <p>3. Based on observation the facility was not maintained in a safe manner by a failure to maintain electrical emergency/safety related equipment in an operating condition. This could effect occupants of the facility if exits and corridors were not illuminated during a power outage.</p> <p>Findings on 05/20/2016:</p> <p>a. Wall Mounted Emergency Light - The light outside the dining room is detached from the wall only works sporadically when tested.</p> <p>b. Women's Hall - Wall Mounted Emergency Light - The light adjacent to room #45 did not operate when tested.</p> <p>4. Based on observation there is a failure to maintain the facility's electrical and plumbing equipment in operating condition as plumbing fixtures that were in disrepair or electrical equipment that is inoperable.</p> <p>Finding on 05/18/2016:</p> <p>a. Women's Hall, Room #43 - There is no shower head mounted in the shower stall.</p>	C 189		

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C 189	Continued From page 6  b. Women's Hall, Room #43 - Hot water was not available from the sink faucet.  c. Women's Hall, Room #30 - The electrical plug from the thru wall HVAC unit electrical cord has been cut and removed.	C 189		