

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL092037	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED 05/26/2016
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NAME OF PROVIDER OR SUPPLIER
SPRING ARBOR OF APEX

STREET ADDRESS, CITY, STATE, ZIP CODE
**901 SPRING ARBOR COURT
APEX, NC 27502**

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
C 000	Initial Comments Report of a Biennial Survey by Billy S. Bryant conducted on 05/26/2016. Records indicate this facility was first licensed on 01/13/1999. The facility is currently licensed for 76 Beds with a 20 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 (1999) 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.	C 000	<i>See attached</i>	
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 the facility is not maintained free from hazards. The building code required clearance for electrical equipment must not be encroached upon. Obstructing access to electrical equipment could prevent quick operation if needed for an emergency situations. Findings on 05/26/2016: a. 100 Hall Café - Items were stored in front of the electrical panels.	C 166		

Division of Health Service Regulation
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

Sonya Headen-Lee

TITLE

Executive Director

(X8) DATE

6/28/16
If continuation sheet 1 of 5

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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:</p> <p>1. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition as evidenced by doors that do not completely close and latch. Doors are required to completely close and latch in the event of a fire in order to resist the passage of smoke or the spread of fire. All 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>Finding on 02/26/2016:</p> <p>a. Room 110 - The door closes but does not latch to remain in the closed position.</p> <p>2. Based on observation there is a failure to maintain plumbing in a proper operating condition. Failure to maintain plumbing devices in a proper operating condition could effect occupants of the facility if the plumbing does not operate as required.</p> <p>Finding on 05/26/2016:</p> <p>a. Room 107 - the faucet is broken and will not deliver hot water.</p>	C 189	<i>See Attached</i>	

Jonny Headen-Lee

Executive Director 6/28/16

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C 189	Continued From page 2 3. Based on observation there is a failure to maintain HVAC duct work insulation. Failure to maintain HVAC insulation could effect occupants of the facility if the absence of the insulation leads to condensation that could promote mold growth. Fining on 05/16/2016: a. Exterior Water Heater Room - A large section of insulation is detached from the duct for a HVAC unit resulting in a portion of the duct not being insulated.	C 189		
C 195	Hot Water System SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (d) The hot water system shall be of such size to provide an adequate supply of hot water to the kitchen, bathrooms, laundry, housekeeping closets and soil utility room. The hot water temperature at all fixtures used by residents shall be maintained at a minimum of 100 degrees F (38 degrees C) and shall not exceed 116 degrees F (46.7 degrees C). (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 measurements taken by the surveyor the water temperature is not being maintained within the required temperature ranges. A maximum allowable water temperature is set by regulation to prevent possible scalding injuries to occupants of the facility.	C 195	<i>see attached</i>	

Jonya Headen-Lee

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C 195	Continued From page 3 Findings on 05/26/2016: a. Community Shower - The water temperature was measured at 132°F. Note Plan of Protection was prepared by provider and the room was locked and a notice was posted. " Do Not Use, Water Temp is Too High "	C 195	<i>See attached</i>	
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. This Rule is not met as evidenced by: 1. Based on observation there is an absence of exhaust ventilation in spaces required to have exhaust ventilation. Failure to exhaust air as required could effect the occupants of the facility	C 199		

Zonya Header-Lee

Executive Director 6/28/16

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C 199	Continued From page 4 by not removing odors, fumes or possible air borne contaminates from areas or rooms. Finding on 05/26/2016: a. The central exhaust system is not working in any area of the building.	C 199	<i>See attached</i>	
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Amya Headen

Executive Director 6/28/16

Spring Arbor of Apex, HA Biennial Survey 05/26/16
FID #990039, HAL092037
Plan of Correction

10A NCAC 13F .0306 Housekeeping and Furnishings; C 166
1a: All items have been removed from in front of electrical equipment.
Completed: 06/02/16

10A NCAC 13F .0311 Other Requirements; C 189
1a: Door latch has been replaced. Completed 06/01/16
2a: Faucet has been repaired. Completed 05/31/16
3a: Insulation has been re-attached. Completed 06/01/16

10A NCAC 13F .0311 Other Requirements; C 195
1a: Water temp has been regulated. Completed 06/01/16
1b: Replaced faucet ring, temp corrected. Completed 05/31/16

10A NCAC 13F .0311 Other Requirements; C 199
1a: Replaced belt, exhaust now operating. Completed 06/02/16

In order to ensure on-going compliance, water temps will be documented on a Log by Maintenance personnel and submitted to the ED monthly for review. Additionally, at room turn, temps will be taken and recorded to ensure it is within acceptable range. Exhaust fans and door closures will be checked via Monthly Maintenance Inspection.