

## Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  HAL008034	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01  B. WING: _____	(X3) DATE SURVEY COMPLETED  R 04/12/2018
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NAME OF PROVIDER OR SUPPLIER

STREET ADDRESS, CITY, STATE, ZIP CODE

WINDSOR HOUSE

336 SOUTH RHODES AVENUE  
WINDSOR, NC 27983

(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 Follow Up Construction Survey by Ed Miller, conducted on April 12, 2018.  Deficiencies were cited that will require a new Plan of Correction.	(C 000)		
(C 101)	Existing Licensed Fac- No less than '71 Rules  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", copies of which are available at the Division of Health Service Regulation at no cost;  This Rule is not met as evidenced by: 1. Observations revealed that the electromagnetic locking system failed to meet the building code at the time of construction.  Findings on April 12, 2018: The magnetic locking system and magnetic hold opens reactivated/reenergized when the fire alarm was silenced. The doors and hold open devices should remain not energize until the system is reset.	(C 101)	The door magnetic locking system has been set to remain unlocked until the system has been reset.	4/26/2018

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

Executive Director

STATE FORM

6883

GSMW22

If continuation sheet 1 of 2

## Division of Health Service Regulation

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(C 111)	<p>Must Have Current San. &amp; Fire Safety Reports</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0302 DESIGN AND CONSTRUCTION f) The facility shall have current sanitation and fire and building safety inspection reports which shall be maintained in the home and available for review.</p> <p>This Rule is not met as evidenced by: 1. Review of records revealed that the facility did not have a current fire sprinkler inspection report.</p> <p>Findings on April 12, 2018: a. The most current report for the fire sprinkler system inspection was dated August 9, 2016. Interview with Staff revealed that the 2017 inspection had failed. There have been ongoing repairs and are currently in the process of replacing the panels. The new panels were in the riser room waiting to be installed. The sprinkler system is active.</p> <p>Installation of new panel and associate components to be completed on April 24, 2018.</p>	(C 111)	<p>The fire sprinkle system inspection has been completed. The new panels have been installed.</p>	4/26/2018



## Fire Sprinkler System Inspection Report

Page 1

Date	4/26/2018	Inspector	Erio Howarth
Property	Windsor House	Frequency	Annual
Address	336 S. Rhodes Ave,	Customer Name	Keith Rivers
City/State/Zip	Windsor, NC 27983	Telephone	252-794-9333
Work Order #	1619-18-1	E-Mail	wind.adm@affinitylivinggroup.com

Wet System	1	Dry System	2	Dry Standpipe	
Anti-Freeze System		Pre-Action System		Wet Standpipe	
Backflow Device	3	Hydrant		Deluge System	

1. Owner/Owner Rep. Questions. To be answered by customer. (Y = Yes, N = No, NA = Not Applicable, L = Lapse)	
A. Has the wet standpipe been flow tested in the past 5 years?	N/A
B. Has the Fire Department Connection and or the dry standpipe been hydro tested in the past 5 years?	No
C. Have the gauges been tested in the past 5 years?	No
D. Has the piping, alarm valves and system components been inspected for obstructive materials in the past 5 years?	No
E. Are the building areas protected by a wet system being maintained at a minimum of 40°F?	Yes
F. Are the auxiliary drains of dry type systems being drained as often as necessary to prevent damage?	Yes
G. Is there a copy of NFPA 25 on site?	No
H. Have there been any changes or repairs to the fire sprinkler system(s) since last inspection?	Yes
I. Have there been any changes in the occupancy classification, machinery, operations or storage since last inspection?	No

2. PIPING, HANGARS & BRACING (Y = Yes, N = No, NA = Not Applicable)	
A. Does visible piping appear free of damage, leakage and corrosion?	No
B. Does visible piping appear free of external loads?	Yes
C. Are hangars and seismic bracing free of damage or corrosion?	Yes

3. SPRINKLERS (Y = Yes, N = No, NA = Not Applicable)	
A. Are there spare sprinklers and wrenches on site?	No
B. Does the clearance between sprinklers and the building contents appear to be acceptable?	No
C. Are sprinklers free of corrosion, leakage, damage, foreign materials and paint?	Yes
D. Are the sprinklers in the correct orientation?	Yes



Page 2

Property	Winsor House	Date & Inspector	Eric Howarth 4/26/2018
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4. ALARMS	(Y=Yes N=No NA=Not Applicable)	
A. Alarm panel clear upon arrival?		Yes
B. Did the 120 vac or 24 vdc bell operate during testing?		No
C. Did the water motor gong(s) operate during testing?		N/A
D. Did all supervisory and fire alarm signals report to the alarm panel?		No

5. PIP	(Y=Yes N=No NA=Not Applicable)	
A. Are signs in place?		No
B. Are the fire department connections visible and accessible?		Yes
C. Are the fire department connections in acceptable condition?		Yes
D. Are the automatic ball drip relief valves in the correct orientation?		Yes

6. CONTROL & TRIM VALVES	(Y=Yes N=No NA=Not Applicable)	
A. Are control valves locked and/or supervised?		No
B. Are control and/or trim valve signs in place?		No
C. Are control and/or trim valves in the correct position?		Yes
D. Did the control and/or trim valves operate freely during testing?		No
E. Are control valves easily accessible and in an acceptable environment?		Yes
F. Are control and/or trim valves free of external damage?		No
G. Are the standpipe hose valve caps in place?		N/A
H. Are the standpipe hose valves being obstructed?		N/A

7. HYDRANTS	(Y=Yes N=No NA=Not Applicable)	
A. Flushed hydrant(s) until the water ran clear?		N/A
B. Were discharge caps removed and lubricated?		N/A
C. Did the discharge valves operate properly?		N/A
D. Hydrant(s) and components appear free of damage?		N/A
E. Hydrant(s) operated fully and properly?		N/A
F. Are all hydrants accessible and visible?		N/A

8. ANTI-FREEZE LOOPS & SYSTEMS	(NA=Not Applicable)	
*****Note: Anti freeze should be tested if temperature at anytime fall below acceptable standards*****		
Location being served		
		N/A
		N/A



Page 3

<b>Property:</b>	Windsor House	<b>Date &amp; Inspector:</b>	Eric Howarth 4/26/2018
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**10. MAIN DRAIN TEST (All Systems)**

Riser Location	Pre-Static PSI	Residual PSI	Air Static PSI
Wet System Fire Riser Room (Pressure Gauges are inaccurate and Bad)	140	90	130
Dry System #1 Fire Riser Room (Pressure Gauges are inaccurate and Bad)	185	130	175
Dry System #2 Fire Riser Room (Pressure Gauges are inaccurate and Bad)	7	7	7

**Deficiencies for Section 8**

**11. DRY PRE-ACTION/DELUGE VALVES (N/A - Not Applicable)**

Riser Location	Model/Size	Air PSI	Full/Partial	Valve Tripped At:		Time Delivered In:	
				Air	Water	Seconds	Seconds
Dry System #1 Fire Riser Room	Firematic (4")	27	Partial	PSI:10	PSI:175	203	N/A
Dry System #2 Fire Riser Room	Firematic (4")	Bad Gauge	Partial	PSI: Bad Gauge	PSI: Bad Gauge	39	N/A
				PSI:	PSI:		
				PSI:	PSI:		
				PSI:	PSI:		
				PSI:	PSI:		
				PSI:	PSI:		
				PSI:	PSI:		
				PSI:	PSI:		



Page 4

Property	Windsor House	Date & Inspector	Eric Howarth 4/26/2018
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12. DRY/PRE ACTION/DELUGE VALVE COMPONENTS (Y-Yes N-No NA-Not Applicable)	
A. Auxiliary drains drained after trip test?	Yes
B. Compressor operation acceptable?	Yes
C. Automatic air maintenance device functioned properly?	Yes
D. Intermediate chamber stabilized?	Yes
E. Accelerators/exhausters functioned properly?	N/A
F. Priming water levels correct?	Yes
G. Interior of valves in acceptable condition?	Yes

13. SYSTEM COMPONENTS AT DEPARTURE (Y-Yes N-No NA-Not Applicable)	
A. All systems and components left in service?	Yes
B. Alarm panel clear?	Yes

14. INSPECTION DEFICIENCIES
<p>1C – Gauges on all systems are over 5 years old and should be calibrated or replaced every 5 years. (12) Gauges</p> <p>1D – There is no known record that a 5 year internal investigation has been performed on any of the systems. Recommend having a 5 year internal investigation on both dry and wet systems.</p> <p>2A – There is a section of 2" main drain piping that has holes in the pipe and leaks when performing the main drain tests.</p> <p>3A – The spare head box is missing (10) sprinkler heads. (5) Reliable, R3615, 155*, QR, ½", Chrome Pendants and (5) Tyco, TY3231, QR, 200*, ½", BUR.</p> <p>4B – The 120v electric bell at the fire riser room does not operate.</p> <p>4D – The alarm pressure switch for Dry System #2 reports to the alarm panel as a low air signal and not water flow. The low air switch for Dry System #2 does not report to the alarm panel. All of the control valve supervisory switches report to the alarm panel as fire alarms and not supervisory. The water flowed switch for the wet system was unable to be tested as the inspectors test for the wet system is clogged and no water could be flowed through the system.</p> <p>6A – The OS&amp;Y valves on the fire backflow need to be chained and locked in the open position.</p>