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	HAL043003	A. BUILDING: **01** B. WING _____	**10/17/2018**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
JOHNSON BETTER CARE FACILITY, INC.	**HWY 301 NORTH DUNN, NC 28335**

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C 000	Initial Comments Report of a Construction Section Biennial Survey by Suzanna Fay conducted on October 17, 2018. Records indicate this facility was first licensed on July 24, 1979. The facility is currently licensed for 50 Beds. 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 1967 Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1977 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.	C 000		
C 160	Outside Premises-Clean, Safe SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (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; This Rule is not met as evidenced by: 1. Observations revealed that the outside grounds were not maintained in a clean and safe condition. Findings on October 17, 2018: a. The exterior face of the firewall at Room 16 has a large crack at the face of the exterior wall that has been filled with foam caulk. The wing wall has a large joint crack and the wall has shifted about 2". Interview with staff revealed that they were investigating the issue.	C 160		

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C 164	Continued From page 1	C 164		
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: 1. Observations revealed that the furnishings were not kept in good repair. Findings on October 17, 2018: a. Room 6 - the built-in cabinets are chipped and the drawers are damaged. Interview with staff revealed that they are in the process of replacing the cabinetry. 2. Observations revealed that the floors were not kept clean and in good repair. Findings on October 17, 2018: a. Room 6 - the floors are stained and there are red rust marks under the furniture. Further observation revealed that the white tile floors throughout the facility are stained and appear dirty. 3. Observations revealed that the walls and ceilings were not kept clean and in good repair. Findings on October 17, 2018: a. Room 11 - the ceiling is damaged from a	C 164		

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C 164	Continued From page 2 previous leak. b. Utility Closet - there is a area of damaged ceiling approximately 24" in diameter over the sink. The damage is water damage from the storm. c. Living Room - the popcorn finish is cracked and splitting open along the corridor wall. d. Kitchen - the roof leaked during the recent storm. The ceiling is sagging and the light fixtures are no longer secure. There are black mold spots around the light fixtures and mechanical grilles. e. Dining Room - the ceiling suffered damage from roof leaks during the recent storm. A section in the back had fallen in and has been patched. There are water stains in the ceiling and the popcorn finish is flaking off throughout the dining area. f. Dining Room - the walls have water stains running down the wall throughout the dining area. g. Outside Laundry - a large section of the ceiling collapsed during the recent storm. The ceiling is under repair and currently has a large opening in the ceiling.	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:	C 166		

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C 166	Continued From page 3 1. Observations revealed that the facility was not maintained free of all obstructions and hazards. Findings on October 17, 2018: a. North Hall exit - the exit door could not be opened due to weatherseal tape applied to the base of the door to keep water from coming in during the recent storm. The tape was removed at the time of survey. b. The handrail outside of Room 3 is not secure. One of the screws in the bracket is loose. c. South Hall exit - two bed frames were on the walk outside the exit door partially blocking the egress path. Interview with staff revealed that the beds were moved out of a bedroom that was being repaired from storm damage. 2. Based on observation the facility was not maintained free from hazards. Oxygen bottles that are improperly stored may present a danger to the occupants of the facility. Findings on October 17, 2018: a. Five oxygen bottles were found unsecured in the hallway outside of Room 9. These were removed during the survey. b. Room 10 - one unsecured oxygen bottle was found in the bedroom. The bottle was removed at the time of survey.	C 166		
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.	C 189		

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C 189	Continued From page 4 (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. Observations revealed that the electrical equipment was not maintained in a safe and operating condition. Findings on October 17, 2018: a. The exterior GFCI outlet to the left of the front porch is missing its protective, weatherproof cover. b. Staff Lounge - the electrical box by the exterior door is missing a cover plate. c. Room 16 Toilet - both of the light switches are broken off. 2. Based on observation there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings could allow fire and smoke to spread beyond the area of origin. Findings on October 17, 2018: a. The smoke detector in front of the nurses' station has a gap between the detector and the rated ceiling assembly. b. Room 6 - there is a hole in the rated ceiling assembly where the TV cable penetrates the ceiling. 3. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. Occupants in the smoke compartment could be exposed to smoke or fire if doors do not completely close and latch to help limit the spread of smoke or fire to the area of	C 189		

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C 189	Continued From page 5 origin. Findings on October 17, 2018: a. Room 25 - the door is dragging on the frame and does not close and latch. b. Room 3 - the latch does not engage and the door will not latch when closed. c. Room 11 - the latch is jammed and the does not release so the door does not latch when closed. 4. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition. Findings on October 17, 2018: a. Room 5 Toilet - the toilet seat is missing. 5. Based on observation the facility did not maintain electrical emergency/safety lighting equipment in safe operating condition. This could effect occupants of the facility if egress paths and exits were not illuminated during a power outage. Findings on October 17, 2018: a. The emergency light outside of Room 19 did not illuminate when tested. b. The emergency light in the Dining Room did not illuminate when tested. 6. Based on observation the facility's fire safety equipment is not maintained in operating condition. Failure to maintain fire safety equipment in operating condition could effect occupants of the facility if the equipment did not function properly in the case of a fire or other emergency. Findings on October 17, 2018: a. Dining Room - the smoke detector is dangling	C 189		

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C 189	Continued From page 6 from its wires. 7. Observations revealed that the mechanical equipment is not maintained in a safe and operating condition. Findings on October 17, 2018: a. Kitchen - the Return Air grille has a heavy accumulation of dust. b. Laundry - all three of the exterior dryer exhaust were missing the backdraft dampers. Pests can enter the laundry area through the ducts or pests could build nests in the ducts creating a fire hazard. 8. Based on observation fire safety equipment has not been inspected to assure it has been maintained in a safe and operable condition. Occupants of the facility could be effected if fire safety equipment in the smoke compartment did not operate when needed to provide fire protection. Findings on October 17, 2018: a. Laundry Room - the fire extinguisher has not been serviced since 2016. 9. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. The occupants in the smoke compartment could be effected if the fire resistant rated doors do not completely close and latch to help limit the spread of smoke and/or fire to the area of origin. Findings on October 17, 2018: a. The fire doors in the Men's Hall did not close when the fire alarm was activated. They did release from the magnets. b. Fire doors at Men's Hall - there is a 1/4" gap	C 189		

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C 189	Continued From page 7 between the door panels when the doors are closed which will allow for the passage of fire and smoke through the doors. c. Fire doors at Women's Hall - there is a 1/2" gap between the door panels when the doors are closed which will allow for the passage of fire and smoke through the doors.	C 189		
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. Observations revealed that the facility did not provide working exhaust ventilation in required areas. Findings on October 17, 2018: a. Room 5 Toilet - the exhaust fan is not working. b. Men's Staff Toilet - the exhaust fan is not working. c. The exhaust fans typically are in need of cleaning. A heavy accumulation of dust can clog	C 199		

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C 199	Continued From page 8 the vent and prevent the exhaust from pulling at the required rate. d. Room 16 Toilet - the exhaust fan is not working. e. Utility closet - the exhaust fan is not working and it has a heavy accumulation of dust.	C 199		