

Johnson Better Care Facility, Inc.

3485 Hwy 301 North

Dunn, N.C. 28335

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From: JASON JOHNSON (cell: 910-591-6333)
To: Suzanna Fay

Re: Inspection on Oct. 17, 2018 - Corrective Action
Report for work completed in the bldg. In addition
to on-going work still being completed by our on-site
construction crew. As I mentioned this morning, most
(over 80%) has been done. We should have everything
completed by Christmas. Thank-you!



STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL043003	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 10/17/2018
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NAME OF PROVIDER OR SUPPLIER JOHNSON BETTER CARE FACILITY, INC.	STREET ADDRESS, CITY, STATE, ZIP CODE 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.

C 000

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 160 Outside Premises-Clean, Safe

C 160

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.

"on going"!

→ Our construction crew are going to leave this project to the very end after they complete all others in next 2 weeks due to the fact that it will require all 4 of them to do it and it will take special equipment. We have already paid them.

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

TITLE DATE

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C 164	Continued From page 1	C 164		
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:</p> <p>(1) have walls, ceilings, and floors or floor coverings kept clean and in good repair;</p> <p>(2) have no chronic unpleasant odors;</p> <p>(3) have furniture clean and in good repair;</p> <p>(e) This Rule shall apply to new and existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed that the furnishings were not kept in good repair.</p> <p>Findings on October 17, 2018:</p> <p>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.</p> <p>2. Observations revealed that the floors were not kept clean and in good repair.</p> <p>Findings on October 17, 2018:</p> <p>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.</p> <p>3. Observations revealed that the walls and ceilings were not kept clean and in good repair.</p> <p>Findings on October 17, 2018:</p> <p>a. Room 11 - the ceiling is damaged from a</p>	C 164	<p><i>"On going"</i></p> <p><i>(ALL white flooring is being replaced.)</i></p> <p><i>Room 6 - Built-in cabinets have been replaced. White flooring is in process of being removed and replaced with black/orange linoleum tile.</i></p> <p><i>"on going"</i></p> <p><i>Entire facility flooring will be stripped & waxed at the very end of construction/Renovation project as to not have them ruined by sheetrock, falling debris, etc. By Christmas.</i></p> <p><i>Room 11 ceiling has been completely replaced & painted with new sheetrock. Cabinets were also painted.</i></p> <p><i>10-28/11-9</i></p>	<i>10-22-24</i>

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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	<p>Utility closet ceiling has been repaired and the ceiling/walls were repainted white. (11/2,3)</p> <p>Living Room - Construction are in this room right now/this week. Should be completed by Friday. They are replacing the entire ceiling with new sheetrock.</p> <p>Dining Room - The entire ceiling was replaced with new sheetrock. Also new LED Lighting throughout. All walls were also covered with 3/8" sheetrock and painted. (11/9)</p> <p>Not completed as of yet. Should start in approx. 2 weeks.</p>	
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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 186	<p>Continued From page 3</p> <p>1. Observations revealed that the facility was not maintained free of all obstructions and hazards.</p> <p>Findings on October 17, 2018:</p> <p>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.</p> <p>b. The handrail outside of Room 3 is not secure. One of the screws in the bracket is loose.</p> <p>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.</p> <p>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.</p> <p>Findings on October 17, 2018:</p> <p>a. Five oxygen bottles were found unsecured in the hallway outside of Room 9. These were removed during the survey.</p> <p>b. Room 10 - one unsecured oxygen bottle was found in the bedroom. The bottle was removed at the time of survey.</p>	C 166	<p>All weather seal tape was removed. 10/29</p> <p>Handrail by Room 3 was tightened.</p> <p>The 2 bed frames were only placed there temporarily due to room construction. They have been placed back in residents room. 10/17</p> <p>Oxygen bottles were placed back inside residents room.</p>	
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>	C 189		

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C 1	<p>Continued From page 4</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> <ol style="list-style-type: none"> Observations revealed that the electrical equipment was not maintained in a safe and operating condition. <p>Findings on October 17, 2018:</p> <ol style="list-style-type: none"> The exterior GFCI outlet to the left of the front porch is missing its protective, weatherproof cover. Staff Lounge - the electrical box by the exterior door is missing a cover plate. Room 16 Toilet - both of the light switches are broken off. <ol style="list-style-type: none"> 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. <p>Findings on October 17, 2018:</p> <ol style="list-style-type: none"> The smoke detector in front of the nurses' station has a gap between the detector and the rated ceiling assembly. Room 6 - there is a hole in the rated ceiling assembly where the TV cable penetrates the ceiling. <ol style="list-style-type: none"> 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	<p>→ Weatherproof cover was replaced</p> <p>→ This was corrected with new outlet plate.</p> <p>→ Room 16 toilet has been replaced with new switch.</p> <p>[All smoke detectors for the building are going to be replaced in near future by Parrish Fire & Safety, INC.]</p> <p>→ This was corrected with fire retardant caulking.</p>	<p>10/30</p> <p>11/2</p> <p>11/9</p>

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C 189	<p>Continued From page 5</p> <p>origin.</p> <p>Findings on October 17, 2018:</p> <p>a. Room 25 - the door is dragging on the frame and does not close and latch.</p> <p>b. Room 3 - the latch does not engage and the door will not latch when closed.</p> <p>c. Room 11 - the latch is jammed and the does not release so the door does not latch when closed.</p> <p>4. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition.</p> <p>Findings on October 17, 2018:</p> <p>a. Room 5 Toilet - the toilet seat is missing.</p> <p>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.</p> <p>Findings on October 17, 2018:</p> <p>a. The emergency light outside of Room 19 did not illuminate when tested.</p> <p>b. The emergency light in the Dining Room did not illuminate when tested.</p> <p>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.</p> <p>Findings on October 17, 2018:</p> <p>a. Dining Room - the smoke detector is dangling</p>	C 189	<p><i>NOTE: Doors "have not" been repaired yet due to fact that we are going to have to remove each one individually and readjust the hinges as they have "warped" due to age & use through the years. This will be done in next 2 weeks.</i></p> <p><i>The 2 Residents in Room 5 have requested and 4-legged, raised, suspended toilet seat due to their medical condition, handicap. This request was met and approved by Dept. of Health & Human Services.</i></p> <p><i>Both have been Replaced.</i></p> <p><i>This was Replaced with new ceiling installations.</i></p>	<p><i>11/7</i></p> <p><i>11/9</i></p> <p><i>11/9</i></p>

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C 189	<p>Continued From page 6</p> <p>from its wires.</p> <p>7. Observations revealed that the mechanical equipment is not maintained in a safe and operating condition.</p> <p>Findings on October 17, 2018:</p> <p>a. Kitchen - the Return Air grille has a heavy accumulation of dust.</p> <p>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.</p> <p>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.</p> <p>Findings on October 17, 2018:</p> <p>a. Laundry Room - the fire extinguisher has not been serviced since 2016.</p> <p>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.</p> <p>Findings on October 17, 2018:</p> <p>a. The fire doors in the Men's Hall did not close when the fire alarm was activated. They did release from the magnets.</p> <p>b. Fire doors at Men's Hall - there is a 1/4" gap</p>	C 189	<p>→ Air Return was cleaned & replaced with new air filter. (11/17)</p> <p>→ All 3 have been installed. (11/8)</p> <p>→ It was serviced by Parrish Fire & Safety, INC. (10/30)</p> <p>→ Myself & My Maintenance man, William re-tested them 2 more times after we cleaned the magnets and checked the breakers. They worked fine. (10/22)</p>	

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C 189	<p>Continued From page 7</p> <p>between the door panels when the doors are closed which will allow for the passage of fire and smoke through the doors.</p> <p>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.</p>	C 189	<p>→ This "has not" been corrected yet. It will be corrected by taping a 1/4" plastic strip down the inside of one door from top to bottom. Next 2 weeks.</p>	
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> <ol style="list-style-type: none"> (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. <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> <ol style="list-style-type: none"> 1. Observations revealed that the facility did not provide working exhaust ventilation in required areas. <p>Findings on October 17, 2018:</p> <ol style="list-style-type: none"> 1. Room 5 Toilet - the exhaust fan is not working. 2. Men's Staff Toilet - the exhaust fan is not working. 3. The exhaust fans typically are in need of cleaning. A heavy accumulation of dust can clog 	C 199	<p>"Ongoing"</p> <p>→ All accumulation of dust on the exhaust fans is cleaned by me personally twice a week. TO MAKE SURE IT IS DONE!</p>	

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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	<p><u>NOTE:</u></p> <p>→ The Construction Crew that has been working in our facility for the past 3 months, that has done <u>ALL</u> of our ceiling, walls and sheet rock work, have also been working on our <u>roof</u> exhaust fans. Upon inspection they found that some of the wiring had been disconnected either by some of the Cable Companies that install Direct TV dishes, etc. They have repaired a few of those not working but are still in the process of going through the bldg. to correct the others.</p> <p>cc We have paid 4 of their invoices so far for all of the work they have done in our bldg. Some work is still being done. TO DATE.....</p>	