

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL039004	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 02/27/2019
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NAME OF PROVIDER OR SUPPLIER PINE GARDENS ADULT CARE	STREET ADDRESS, CITY, STATE, ZIP CODE 6016 PINE TOWN ROAD OXFORD, NC 27565
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C 000	<p>Initial Comments</p> <p>Report of a Biennial Construction Survey by Suzanna Fay conducted on February 27, 2019.</p> <p>Records indicate this facility was first licensed on 01/01/1965. The facility was closed prior to September 1993 and was re-licensed on 03/29/1995. The facility is currently licensed for 31 Beds. Therefore the facility was surveyed for conformance with the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds and applicable portions of the 1958 and 1991 (1995 Revision) Edition of the North Carolina Building Code(s), Institutional Occupancy, and the 1991 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.</p>	C 000		
C 111	<p>Must Have Current San. & 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 current fire and building safety inspection reports maintained in the home.</p> <p>Findings on February 27, 2019: a. The most recent fire official inspection report was dated March 16, 2017. b. There was not a copy of the most recent fire alarm inspection report available for review.</p>	C 111		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE _____ TITLE _____ (X6) DATE _____

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C 160	Continued From page 1	C 160		
C 160	<p>Outside Premises-Clean, Safe</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT</p> <p>(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;</p> <p>This Rule is not met as evidenced by: 1. Observations revealed that the outside premises were not maintained in a clean and safe condition.</p> <p>Findings on February 27, 2019: a. A section of the gutter over the left side of the front porch had pulled away from the fascia. b. There are seven old chairs with cracked vinyl seats lined up along the front porch for removal. c. There are two old, broken benches outside near the back door. d. Back porch - the porch light is broken and there are bits of glass on the porch. Birds have built a nest inside the globe creating a fire hazard. The globe was taken down at the time of survey.</p>	C 160		
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: (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</p>	C 164		

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C 164	<p>Continued From page 2 facilities.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed that the walls and furnishings were not kept in good repair.</p> <p>Findings on February 27, 2019:</p> <p>a. Room A-19 - the door hardware is loose. b. Room A-11 - the veneer is damaged on the door at the bottom left corner.</p> <p>2. Observations revealed that the ceilings were not kept in good repair.</p> <p>Findings on February 27, 2019:</p> <p>a. B-28, Men's Bath - a section of the ceiling finish is cracked and separating from the ceiling.</p>	C 164		
C 166	<p>Housekeeping-Maintained Free of Hazards</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS</p> <p>(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.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed that the facility was not maintained free of hazards.</p> <p>Findings on February 27, 2019:</p> <p>a. Ladies Shower Room - the handrail at the toilet was not secure to the wall.</p>	C 166		

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C 166	Continued From page 3 b. Corridor - the handrail between Room A-15 and A-17 was loose. c. B-33, Men's Bath - the handrail at the toilet was loose. d. Corridor - one of the screws was missing at the handrail bracket outside of Linen Room B-21 rendering the handrail unsecure. e. B-28, Men's Bath - the toilet seat is loose which could cause a resident to slip and fall.	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. (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 a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings or walls could allow fire and smoke to spread beyond the area of origin. Findings on February 27, 2019: a. Nurse Station - there is a gap in the wall between the electrical panel and wall finish. b. There is a hole at the exit light at the Women's Hall exit. c. There are two small nail holes above the emergency light outside of the Med Room.	C 189		

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C 189	<p>Continued From page 4</p> <p>d. Attic above Men's Hall - there are three unsealed cable penetrations at the smoke barrier wall.</p> <p>2. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe condition. In order to resist the passage of smoke resident room doors must not have gaps between the door and the door frame stops.</p> <p>Findings on February 27, 2019:</p> <p>a. B-34 - there is a 1/2" gap at the top of the door between the door and frame at the latch side of the door.</p> <p>b. B-23 - there is a 1/4" gap at the top of the door between the door and frame at the latch side of the door.</p> <p>3. Observations revealed that the mechanical equipment was not maintained in operating condition.</p> <p>Findings on February 27, 2019:</p> <p>a. Kitchen - the grease filters on the kitchen hood exhaust had a thick coating of grease.</p> <p>4. Observations revealed that the building was not maintained in a safe and operating condition.</p> <p>Findings on February 27, 2019:</p> <p>a. The basement had standing water over a good portion of the floor. The walls had white efflorescence growth at all walls below grade. Standing water has severely damaged the door and walls around the two water heaters.</p>	C 189		