

Johnson Better Care Facility, Inc.

3485 Hwy 301 North

Dunn, N.C. 28335

P.O. Box 1456

Phone: 910-892-1155 Fax: 910-891-1032

johnsonbcf9@gmail.com

Date: 3/25/19

To: Suzanna Fay / DHSR Construction Section
Adult Care Licensure Section
County Bldg. Inspection Dept.

Re: Corrections & deficiencies for JBCF, INC.

To: Suzanna,

Enclosed is the correction Report with notes on all of the work we have completed on the bldg - since your last visit - Around 90% of everything has been done - We are starting on the outside Laundry House & exhaust fans next week - All other work is done -

Thanks so much,

Jason Johnson

HALB43003

B. WING

K

02/13/2019

NAME OF PROVIDER OR SUPPLIER

STREET ADDRESS, CITY, STATE, ZIP CODE

JOHNSON BETTER CARE FACILITY, INC.

HWY 301 NORTH
DURHAM, NC 28336

ID PREFIX	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 00)	<p>Initial Comments</p> <p>Report of a Biennial Follow Up Construction Survey by Suzanna Fay conducted on February 13, 2019.</p> <p>There are deficiencies cited in the Biennial Construction Survey that remain to be corrected.</p>	(C 000)		
(C 16)	<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> <ol style="list-style-type: none"> (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; <p>(e) This Rule shall apply to new and existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <ol style="list-style-type: none"> 3. Observations revealed that the walls and ceilings were not kept clean and in good repair. <p>Findings on February 13, 2019:</p> <ol style="list-style-type: none"> g. <u>Outside Laundry</u> - a large section of the ceiling collapsed during the recent storm. The ceiling repair has not been completed because there was extensive damage to the facilities' ceilings and this area is away from the Residents. The work in this area was pushed out to complete the other rooms. 	(C 164)	<p>NOTE: Just a quick update on the outside Laundry House. I have spoken with the contractor and due to the wet, rainy weather, his access to the back yard of the facility has been delayed by mud & water. Now that it has dried, he is planning on starting construction next month - April. That renovation project should be completed within about 2 weeks - The entire bldg. will be "gutted out" and rebuilt with new drywall, new shelving and a new A/C heating unit. We will also have 25-30 loads of gravel and sand packed over the back of the bldg. parking - Approx. 2 acres - In addition, all clutter, trash and old furniture was hauled away last week -</p> <p style="text-align: right;">OVER →</p>	
(C 18)	<p>Building Equipment Maintained Safe, Operating</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER</p>	(C 189)		

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

TITLE

(X5) DATE

STATE FOR

JJFG22

If continuation sheet 1 of 4

HAL043003

B. WING

02/13/2019

NAME OF PROVIDER OR SUPPLIER

STREET ADDRESS, CITY, STATE, ZIP CODE

JOHNSON BETTER CARE FACILITY, INC.

HWY 301 NORTH
DUNN, NC 28335

(X4) ID
PREFIX
TAG

SUMMARY STATEMENT OF DEFICIENCIES
(EACH DEFICIENCY MUST BE PRECEDED BY FULL
REGULATORY OR LSC IDENTIFYING INFORMATION)

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PROVIDER'S PLAN OF CORRECTION
(EACH CORRECTIVE ACTION SHOULD BE
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DEFICIENCY)

(X5)
COMPLETE
DATE

{C 189} Continued From page 1

{C 189}

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:

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 origin.

Findings on February 13, 2019:

b. Room 3 - the latch does not engage and the door will not latch when closed. The door hardware has been ordered and will be replaced as soon as possible.

c. Room 11 - the latch is jammed and the door does not release so the door does not latch when closed. The door hardware has been ordered and will be replaced as soon as possible.

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 February 13, 2019:

b. Fire doors at Men's Hall - there is a 1/4" gap between the door panels when the doors are

Room #3 doorknob was replaced and is working fine.

Room #11 door was also repaired and is working fine now.



1/8 inch stripping (glue back) was installed on inside of doors - that was corrected -

11/18/2018

02/13/2019

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 18}	Continued From page 2 closed which will allow for the passage of fire and smoke through the doors. They have decided to replace the doors. There was a long lead time and the doors have just recently arrived. They will be installed as soon as possible. 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. They have decided to replace the doors. There was a long lead time and the doors have just recently arrived. They will be installed as soon as possible.	{C 189}	The doors that were ordered (had to be special made due to the measurements) have arrived and have been installed. Also, safety "kickplates" were put on them as well.
{C 19}	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 February 13, 2019:	{C 190}	Explanation of Solution over →

02/13/2019

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(C 199)	Continued From page 3 1. Room 16 Toilet - the exhaust fan is not working. An attempt was made to repair the fan. They have not been able to determine why the fan is not working. They have a contractor scheduled to return to investigate the problem.	(C 199)	I have recently contacted the original electrician who did work on the bldg./attic last year (2018) - His name is Jonathan Beasley - His card is attached. He will be coming in the facility around the first week of April to walk through and get an assesment of every room that needs to be repaired - Upon doing a "walk through" with my maintenance man I observed that some fans in the bathrooms work while others do not - Mr. Beasley explained to me that some may have gotten disconnected when he was working in my attic a few months ago - He will repair them all -	
<div style="display: flex; justify-content: space-between;"> <div data-bbox="97 659 406 936">  <p>TIDAL ELECTRICAL SERVICES</p> <p>THE WAVE TO QUALITY & AFFORDABLE ELECTRICAL SERVICES</p> <p>681 Westwood Dr. Ste. 101 Raleigh, NC 27612 tidal@tidalnc.com jbeasley@tidalnc.com</p> </div> <div data-bbox="422 659 714 936"> <p>Jonathan Beasley Estimator</p> <p>Triangle Area: 919-743-3300 Triad Area: 336-855-3300 Fax: 919-782-5688 Cell: 919-741-3917</p>  </div> </div>				

Division Health Service Regulation
STATE OF NC

JJFG22

If continuation sheet 4 of 4

NOTE: If you have any questions please feel free to give me a call - Thanks so much!

phone: 910-591-6333

email: moneyj67@gmail.com

Thank-you!
Jason Johnson