

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>HAL093010</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>05/02/2024</b>
NAME OF PROVIDER OR SUPPLIER  <b>ALPHA MAGNOLIA GARDEN</b>		STREET ADDRESS, CITY, STATE, ZIP CODE <b>930 HWY 158 BUS E WARRENTON, NC 27589</b>		
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C 000	Initial Comments  Report of a Construction Section Biennial Survey by Suzanna Fay and Chris Sluder conducted on May 2, 2024.  Records indicate that the facility was licensed on July 1, 1977. The facility is currently licensed for 86 beds including a 20 Bed Special Care Unit. Based on this information, the facility is required to meet the 1977 Rules for the Licensing of Adult Care Homes, the applicable portions of the 2005 10A NCAC 13F - Licensing of Adult Care Homes of Seven or More Beds, and the 1967 (w/revisions) North Carolina State Building Code; Group D-2 Institutional Occupancy.  Deficiencies were cited that require a 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;	C 101		

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

TITLE

(X6) DATE

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C 101	Continued From page 1  This Rule is not met as evidenced by: 1. Based on observation the facility does not meet Rule requirements in effect at the time of construction or alteration. Rule 13F .1304 (2) requires Special Care Units to be separated from the rest of the building by closed doors. Findings on May 2, 2024: a. The Special Care Unit was separated from the rest of the building by a 1/2 wall and gate.  2. Based on observation the facility does not meet code requirements in effect at the time of construction or alteration. The NC Plumbing Code Section 304.4.1 requires waste pipes installed outside of a building to have approved provisions to protect them from freezing.  Findings on May 2, 2024: a. The waste line from the new sink in the spa room runs outside the building above the ground.  3. Based on observation the facility does not meet code requirements in effect at the time of construction or alteration. Doors shall be equipped with a floor or landing at the same level on either side of the door.  Findings on May 2, 2024: a. Activity Room - the side exit door is not equipped with a landing on the exterior side of the door. The drop from the door threshold to the ground is approximately 8 inches.	C 101		
C 144	Med Prep Area-Sink with Lever Handles  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT	C 144		

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C 144	Continued From page 2  (f) The requirements for storage rooms and closets are: (5) Handwashing facilities with wrist type lever handles shall be provided immediately adjacent to the drug storage area;  This Rule is not met as evidenced by: 1. Observations revealed that the handwashing sink adjacent to the drug storage area was not equipped with wrist type lever handles.  Findings on May 2, 2024: a. Med Room - the sink is equipped with knobs that require grasping.	C 144		
C 148	Corridors-Handrails  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (g) The requirements for corridors are: (2) Handrails shall be provided on both sides of corridors at 36 inches above the floor and be capable of supporting a 250 pound concentrated load;  This Rule is not met as evidenced by: 1. Observations revealed that the facility did not have handrails provided on both sides of the corridor.  Findings on May 2, 2024: a. A section of the handrail outside of the Tub Bath at the end of the hall has been removed.	C 148		
C 160	Outside Premises-Clean, Safe  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL	C 160		

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C 160	Continued From page 3  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 may 2, 2024: a. Front Drive - the garbage truck has caused the concrete to break up and there are deep ruts in front of the dumpster. b. The septic system is failing. The pump is rapid cycling and sewer waste is leaking out of the septic system into the grass and wooded area behind the facility. c. The balusters on the handrail at the steps from the back of the Activity Room are loose and the nails are backing out along the bottom edge. d. Water is collecting around the cleanout at the back of the building near Kitchen creating a breeding ground for mosquitoes and other pests.	C 160		
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.	C 164		

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C 164	<p>Continued From page 4</p> <p>This Rule is not met as evidenced by:</p> <p>1. Observations revealed that the walls, ceilings and floors were not kept clean and in good repair.</p> <p>Findings on May 2, 2024:</p> <p>a. Room 6 Bath - there are small orange spots all over the ceiling of the bathroom and there are black mildew spots on the walls around the perimeter of the room.</p> <p>b. Room 3 Bath - the tiles around the tub controls are broken leaving a rough concrete patch.</p> <p>c. Room 34 - there is a thick, brown waxy substance around the perimeter of the room and around the fixtures in the adjacent bathroom.</p> <p>d. Corridor outside of Med Room - there is a large yellow water stain on the ceiling at the light fixture and the ceiling finish is flaking and peeling at the center of the stain.</p> <p>e. Dining Room - there is a coating of dust on the ceiling and around the supply vents.</p> <p>f. Room 26 - the vinyl flooring is curling up at the bathroom door creating a trip hazard.</p> <p>g. Shared Bath between Rooms 7 and 8 - there is a loose floor tile under the sink.</p> <p>h. SCU Utility Closet - the ceiling around the exhaust fan is damaged.</p> <p>i. Room 10 - there is a 2" diameter hole in the vinyl tile in the middle of the room and there are scuff marks on the floor the length of the room.</p> <p>2. Observations revealed that the furniture was not in good repair.</p> <p>Findings on May 2, 2024:</p> <p>a. Room 2 - the bottom drawer on the chest of drawers is damaged and the bottom of the drawer is damaged falling out of the drawer leaving clothing on the floor of the room.</p>	C 164		

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C 166	<p>Housekeeping-Maintained Free of Hazards</p> <p>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.</p> <p>This Rule is not met as evidenced by: 1. Observations revealed that the facility was not maintained free of all obstructions and hazards.</p> <p>Findings on May 2, 2024: a. Room 5 - the door hardware only opens when the knob is turned one way, which may confuse the occupants of the facility and delay egress during a fire or other emergency. b. TV Room across from Room 7 - the hinges on the exterior door are bent making the door difficult to open which may obstruct egress during a fire or other emergency. c. A lockset with a built-in keypad has been installed on the door of the TV Room by the SCU gate. This is a path of egress and cannot be locked or otherwise blocked. d. SCU gate - the hardware has been changed and the gate only releases by using a code built into the door hardware. This can obstruct or delay egress from the facility during a fire or other emergency. e. SCU - locking hardware with a built-in keypad has been installed on the back door which can obstruct residents from evacuating during a fire or other emergency.</p>	C 166		

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C 189	Continued From page 6	C 189		
C 189	<p>Building Equipment Maintained Safe, Operating</p> <p><b>SECTION .0300 - PHYSICAL PLANT</b>  <b>10A NCAC 13F .0311 OTHER</b>  <b>REQUIREMENTS</b>  (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.</p> <p>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.</p> <p>Findings on May 2, 2024:  a. Eye Wash Room - there is an unsealed conduit penetration over the back water heater.  b. Maintenance Office - there is an unsealed cable penetration through the corridor wall over the door.</p> <p>2. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition.</p> <p>Findings on May 2, 2024:  a. Room 6 Bath - the toilet seat is not secure which could cause injury from a slip or fall.  b. Shower by Room 4 - the cover plate for the water heater disconnect has been removed and is laying on top of the water heater leaving the wiring exposed.</p>	C 189		

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C 189	<p>Continued From page 7</p> <p>3. Observations revealed that the mechanical equipment was not maintained in operating condition.</p> <p>Findings on May 2, 2024:</p> <p>a. Room 6 - the air conditioning unit is not operational.</p> <p>b. Laundry - the residential dryer duct is on the floor and not connected to the dryer or to an exterior exhaust.</p> <p>4. 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.</p> <p>Findings on May 2, 2024:</p> <p>a. Room 3 - the hinges are loose causing the door to sag and leaving a 1/2" gap between the top of the door and the door frame. The door did not close completely.</p> <p>b. Room 33 - the latch plate is missing and the door does not close and latch.</p> <p>c. Room 29 - the door does not completely close.</p> <p>d. Room 5 - the strike plate is loose and the door does not close and latch.</p> <p>5. Based on observation the facility did not maintain electrical emergency/safety lighting equipment in safe operating condition. Occupants of the facility could be affected if the signs indicating exit paths could not be seen in the event of an emergency evacuation.</p> <p>Findings on May 2, 2024:</p> <p>a. The exit sign in the front sitting area did not</p>	C 189		



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C 189	Continued From page 8  illuminate on test.  6. Observations revealed that the electrical equipment was not maintained in a safe and operating condition.  Findings on May 2, 2024: a. Corridor outside of Room 7 - the outlet is damaged and appears to have been painted over.  7. 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 affected 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 May 2, 2024: a. Fire doors by the Maintenance Office - the right hand door did not latch when released by the fire alarm. The panic bar on the left door did not release the door without manipulating the hardware. b. Fire doors by Eye Wash Room - the left door did not close and latch when released by the fire alarm and the panic bar was not releasing the door to open without manipulating the hardware.	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	C 199		

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C 199	<p>Continued From page 9</p> <p>before April 1, 1984, with natural ventilation in these specified spaces:</p> <ul style="list-style-type: none"> <li>(1) soiled linen storage;</li> <li>(2) soil utility room;</li> <li>(3) bathrooms and toilet rooms;</li> <li>(4) housekeeping closets; and</li> <li>(5) laundry area.</li> </ul> <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"> <li>1. Observations revealed that the facility did not maintain exhaust ventilation in specified spaces. Lack of ventilation allows for the build up humidity that can cause mildew and slick areas and prevents the dissipation of odors.</li> </ol> <p>Findings on May 2, 2024:</p> <ul style="list-style-type: none"> <li>a. Room 6 Bath - the exhaust fan is not working.</li> <li>b. Shower by Room 4 - the exhaust fan is not working.</li> <li>c. Room 26 Bath - the exhaust fan is not working.</li> <li>d. Bath of of SCU Dining - the exhaust fan is not working.</li> <li>e. SCU Utility Closet - the exhaust fan is not working.</li> <li>f. Bath between Rooms 4 and 5 - the exhaust fan is not working.</li> <li>g. Shower Room in SCU - the exhaust fan is not working.</li> </ul>	C 199		