

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>FCL032121</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>08/19/2025</b>
NAME OF PROVIDER OR SUPPLIER  <b>PRESTIGE ESTATES HOME</b>		STREET ADDRESS, CITY, STATE, ZIP CODE <b>4120 HOLT SCHOOL ROAD DURHAM, NC 27704</b>		
(X4) ID PREFIX TAG	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 000	<p>Initial Comments</p> <p>Report by Kelly Myers</p> <p>DHSR Construction Section conducted a Biennial Survey on August 19, 2025, from 1:40 PM to 3:40 PM at the above referenced facility. DHSR records indicate the home was first licensed on June 11, 2012 as a Family Care Home for five (5) ambulatory Residents. A capacity increase was approved on August 27, 2015. The facility is currently licensed for six (6) ambulatory residents (Who are able to respond and evacuate without any physical or verbal assistance during a fire or other emergency). Based on this information we are requiring the home to maintain compliance with the following: the 2025 Rules 10A NCAC 13G for Family Care Homes, and the applicable portions of the 2012 North Carolina State Building Code - Section 425.2 - Residential Care Homes.</p> <p>NOTES:</p> <p>1.) At the time of our visit, we cited deficiencies that require an acceptable plan of correction. All deficiencies listed were discussed with on-site staff during the exit interview.</p> <p>2.) Take actions to correct all listed deficiencies, once completed provide verification in the form of photos, receipts, invoices, etc. for all work performed.</p> <p>The cited deficiencies are as follows.</p>	C 000		
C 027	<p>10A NCAC 13G .0302 (g) Attic/basement storage Design And Constructio</p> <p>10A NCAC 13G .0302 Design And Construction</p> <p>(g) The basement and the attic shall not to be</p>	C 027		

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

TITLE

(X6) DATE

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STATE FORM

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C 102	<p>Continued From page 2</p> <p>10A NCAC 13G .0317 Building Service Equipment</p> <p>(a) The building and all fire safety, electrical, mechanical, and plumbing equipment in a family care home shall be maintained in a safe and operating condition.</p> <p>This Rule is not met as evidenced by:</p> <p>1. At the time of the survey it was observed that there was dirty siding and trim with cob web build up. This is not compliant with the rule. Take the necessary steps to routinely clean the exterior of the home.</p> <p>*This deficiency was previously cited during our September 13, 2023 biennial survey, take action to correct this deficiency.</p> <p>2. At the time of the survey it was observed that there were 2 missing flood light bulbs at the back left corner of the building. This is not compliant with the rule. Take the necessary steps to repair or replace the light fixtures.</p> <p>*This deficiency was previously cited during our September 13, 2023 biennial survey, take action to correct this deficiency.</p> <p>3. At the time of the survey it was observed that there was a heavy build up of lint inside the dryer duct. This is not compliant with the rule. Take the necessary steps to routinely clean the dryer vent line.</p> <p>*This deficiency was previously cited during</p>	C 102		

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C 102	<p>Continued From page 3</p> <p>our September 13, 2023 biennial survey, take action to correct this deficiency.</p> <p>NEW DEFICIENCIES 20250819</p> <p>4. At the time of the survey it was observed that there were multiple burnt bulbs and a missing light globe. This is not compliant with the rule. Take the necessary steps to replace all burnt bulbs and missing light globe.</p> <p>5. At the time of the survey it was observed that the smoke detectors in bedrooms 2 and 3 were not interconnected with all smoke detectors. This is not compliant with the rule. Take the necessary steps to repair or replace the smoke detectors. NOTE: Both smoke detectors were repaired at the time of the survey. NOTE: The smoke detectors are older than 10 years (2011) and should be replaced every 10 years.</p> <p>6. At the time of the survey it was observed that the right hall bath GFCI receptacle would not trip. This is not compliant with the rule. Take the necessary steps to repair or replace the receptacle.</p> <p>7. The time of the survey it was observed that there was a soft spot in the floor at the bathroom transition in bedroom 1. This is not compliant with the rule. Take the necessary steps to further evaluate and repair as needed.</p> <p>8. At the time of the survey it was observed that there was wall damage above the window in the den. This is not compliant with the rule. Take the necessary steps to repair the wall.</p> <p>9. At the time of the survey it was observed that</p>	C 102		

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C 102	<p>Continued From page 4</p> <p>the HVAC in the back left corner of the basement was missing the cover and there was a flashing error code which indicated there was power to the system. This is not compliant with the rule. Take the necessary steps to repair or replace the unit if it should be an operating system. If the system is no longer required to properly condition the home, the power source should be disconnected.</p> <p>10. At the time of the survey it was observed that the ramp board that transitions at the sidewalk was damaged and a potential trip hazard. This is not compliant with the rule. Take the necessary steps to repair or replace the damaged board.</p> <p>11. At the time of the survey it was observed that there were multiple areas of wood rot on the exterior of the home.(back soffit, hinged garage doors, window sills, trim at garage doors). This is not compliant with the rule. Take the necessary steps to repair all wood rot.</p> <p>12. At the time of the survey it was observed that there was a small crawlspace access door that was held closed with a brick. This is not compliant with the rule. Take the necessary steps to repair the latch which is on backwards.</p> <p>13. At the time of the survey it was observed that the front left gutter was missing the end cap. This is not compliant with the rule. Take the necessary steps to repair or replace the gutter.</p> <p>14. At the time of the survey it was observed that electrical wires were exposed at a power ventilator in the attic near the attic access opening. This is not compliant with the rule. Take the necessary steps to install the cover which was lying on the floor.</p>	C 102		

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C 102	Continued From page 5  15. At the time of the survey it was observed that there were chirping heat detectors in the attic and basement. This is not compliant with the rule. Take the necessary steps repair or replace the heat detectors.	C 102		
C 112	10A NCAC 13G .0318 (a) Clean safe Outside Premises  10A NCAC 13G .0318 Outside Premises  (a) The outside grounds of new and existing family care homes shall be maintained in a clean and safe condition. For the purpose of this Rule, "clean and safe condition" means free from debris, trash, uneven surfaces, and similar conditions as not to attract rodents and vermin, and provide for safe movement throughout facility grounds. Creeks, ditches, ponds, pools, and other similar areas shall have safety protection. For the purpose of this Rule, "safety protection" means preventive measures, such as barriers, to block access to such areas. Notwithstanding the requirements of Rule .0301 of this Section, the requirements of Paragraphs (a) and (b) of this Rule shall apply to new and existing facilities.  This Rule is not met as evidenced by: 1. At the time of the survey it was observed that there was a drop off at the walkway at the back. This is not compliant with the rule. Take the necessary steps to bring the grade level up to the level of the walkway.	C 112		

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C 911	Continued From page 6	C 911		
C 911	<p>G.S 131D 21(1) Declaration of Resident's Rights</p> <p>G.S. 131D-21 Declaration of Resident's Rights Every resident shall have the following rights: (1) To be treated with respect, consideration, dignity, and full recognition of his or her individuality and right to privacy.</p> <p>This Rule is not met as evidenced by: 1. At the time of the survey it was observed that bedroom 3 had a camera within the room. The provider and the family have access to view the camera per the provider. This is not compliant with the privacy rule. Take the necessary steps to provide consent documentation from the family. Note: The provider has stated that the family requested that a camera be placed in the room due to the resident getting up at nighttime.</p>	C 911		