

AGENCY FOR HEALTH CARE
ADMINISTRATION

PRINTED: 07/26/2013
FORM APPROVED

STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER IDENTIFICATION NUMBER: AL11953284	(X3) DATE SURVEY COMPLETED 07/12/2013
NAME OF PROVIDER OR SUPPLIER Savannah Court Of Maitland	STREET ADDRESS, CITY, STATE, ZIP CODE 1301 W. Maitland Blvd Maitland, FL 32751	
SUMMARY STATEMENT OF DEFICIENCIES (FINDINGS PRECEDED BY TAG AND REGULATORY IDENTIFYING INFORMATION)		

List of Tags Cited:

St - A - 0152 - 58a-5.023(3) Fac - Physical Plant - Safe Living Environ/other S-S= D

Specific Tag Findings:

0000-Initial Comments

conducted Assisted Living Facility complaint inspection CCR#2013007211.

Savannah Court of Maitland had a deficiency found at the time of the inspection.

0152-Physical Plant - Safe Living Environ/Other 58A-5.023(3) FAC

Based on observation and interview the facility failed to ensure they provided a safe environment free from bio-film on the walls/ceiling and provided repairs to areas in the building that were damaged by water leaks.

Findings:

Tour of the facility on revealed:

201 - at 3:15 pm ceiling discolored, small area near sprinkler head maintenance director says leak runs down sprinkler pipe, originates on the roof.

Ceiling discolored, brown and gray and the a musty smell. Interview with the maintenance director on at approximately 3:30 PM who stated the roof leaks

leak has loosened drywall tape and bio-film is visible

outside in hallway - interview with the maintenance director on at approximately 3:40 PM who stated there was a leak in the smoke detector and it had been replaced. Interview with resident #1 on at approximately 4:30 PM revealed there had been no leaks in the . The leak was outside of her week before . She stated she put a trash basket under the leak to catch the water and the facility put wet floor signs near the leak. She stated she had difficulty maneuvering her wheelchair around the sign. She also stated the facility put wet floor signs downstairs in the middle of the living there were leaks and she had difficulty maneuvering around the signs in her wheelchair.

two small leaks visible on the ceiling

Storage area, wet ceiling, slippage of wallboard installed on the ceiling, joints misaligned

Stairway, no evident damage

236 Interview with #4 on at approximately 2:45 PM who stated she moved from about 2 months ago when the roof was leaking, it got worse daily, she informed the facility and they moved her to a new ceiling and wall tape loose, water damage on the ceiling and wall joint and under window sill, bio-film around electrical outlet

Wall/ceiling seam tape loose inside air conditioning duct in hall way shows signs of water damage, recent repairs. The ceiling had water stains outside of the . There was an area that was patched on the ceiling between the air duct and the hallway ceiling near the door. The ceiling was stained near the a/c vent outside the door in the hallway

sprinkler escutcheon ring shows signs of water damage, rust on plated surface. 264 interview with the #2 and #3 on at approximately 4 PM who stated they had previously lived in when the roof began to leak in the corner near the window. We put a bucket in the it leaked. He stated the water leaked on

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his chair, and he was still using the chair. A roofer came and fixed it but it leaked again when it rained. The moved us across the hall, it was 6-8 months ago. They stated they had not seen buckets on the floor in the facility recently. They also stated the dining room last week, the gutters did not take care of the problem. They are running humidifiers in the facility now.

used for storage; a two square foot hole is visible on the ceiling, exposing insulation. Inside walk in cooler in kitchen - Interview with the food service manager on 07/11/13 at approximately 2:30 PM who stated there was a leak in the light fixture from a roof leak, and it was repaired a few weeks ago. She also stated it was part of the repair done to several areas of the roof. There was also a leak over a dining room that was repaired. She put a pan out to catch the water and the roofers came and repaired it right away. Hallway Outside activity - there were numerous ceiling repairs noted in the hallway past the activity room towards the nursing home.

Activity - numerous discolorations on the ceiling near the air conditioning (a/c) vents

Dining - numerous discolorations on the ceiling near the a/c vents

Interview with the maintenance director on 07/11/13 at approximately 3:10 PM who stated the roofers were here on 07/10/13 to repair the roof. We put buckets out about 2 weeks ago and before that in the living room. The water was coming out of an a/c vent and into the light in the cooler. Water came in possibly through the sheetrock. There was no leak in the hallway near 203 and 204 recently leaked.

Review of the invoice from DRS of Cent Florida dated 07/11/13 stated scope of work, performed general maintenance and repairs on leak in area as specified below:

1. Remove debris in areas leaking (3-4 areas).
2. Remove and replace all damaged wood decking
3. Install new underlayment
4. Install new sheetrock
5. Clean up and dispose of all debris associated with repair.

Existing roofing system is at the end of its useful life and should be replaced and not repaired. There are very little granules on the roof and they have started to dry-rot in many places. It is the opinion of DRS that the roof be replaced.

Review of invoice for payment dated 07/11/13 from DRS of Central Florida stated General maintenance and repairs on day 1 = 2 guys for 8 hours and on Day 2 3 guys for 8 hours.

Interview with the administrator on 07/11/13 at approximately 4:45 PM who stated the residents were relocated when they had leaks in their rooms and the roofers were called repair those areas of the roof that were leaking. The leaking areas were repaired. She also stated the facility had a painting company that would complete any additional repairs that needed to be done.

Class III



RICK SCOTT
GOVERNOR

ELIZABETH DUDEK
SECRETARY

, 2013

Administrator
Savannah Court Of Maitland
1301 W. Maitland Blvd
Maitland, FL 32751

Dear Administrator:

Re: CCR #2013007211

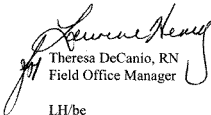
This letter reports the findings of a state licensure survey that was conducted on , 2013 by representative(s) of this office.

Attached is the provider's copy of the State (5000-3547) Form, which indicates the deficiencies that were identified on the day of the visit. Section 408.811(4), Florida Statutes, requires that you correct these deficiencies within thirty days of the date of this letter unless the Agency has approved another timeframe. Staff from this office will conduct a review after , 2013, to verify that the necessary corrections are in place to correct the deficiencies identified on your survey.

The Quality Assurance Questionnaire has long been employed to obtain your feedback following survey activity. This form has been placed on the Agency's website at <http://ahca.myflorida.com/Publications/Forms.shtml> as a first step in providing a web-based interactive consumer satisfaction survey system. You may access the questionnaire through the link under Health Facilities and Providers on this page. Your feedback is encouraged and valued, as our goal is to ensure the professional and consistent application of the survey process.

Thank you for the assistance provided to the surveyor(s). Should you have any questions please call Lorraine Henry at .

Sincerely,



Theresa DeCanio, RN
Field Office Manager

LH/be
Enclosure
XG90

