STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X3) DATE SURVEY COMPLETED
	AL11964119	**02/18/2019**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
GABLES ESTATES INC	**1881 SW 37TH AVENUE MIAMI, FL 33145**

SUMMARY STATEMENT OF DEFICIENCIES
(FINDINGS PRECEDED BY TAGS AND REGULATORY IDENTIFYING INFORMATION)

0000 - Initial Comments

A Standard Biennial Survey was conducted on to . Gables Estates , Inc., with a standard license, had the following deficiencies identified at the time of survey:

0030 - Resident Care - Rights & Facility Procedures - 58A-5.0182(6) FAC; 429.28( ) FS 429.27

Based on observation and interview, the facility failed to treat with consideration and respect and with due recognition of personal dignity, individuality, and the need for privacy, two of seven sampled residents (Residents 5 and 6). There was a washer machine inside the resident's bathroom located inside their bedroom and staff were walking through the room and bathroom to go to a storage room located behind the residents 'bathroom.

Findings included:

On , at 7:10 AM, observed a bathroom inside resident's room number 3 with a washer machine used by staff for the daily clothes and linen washing; inside the bathroom, there was a door that went to a small storage room where the facility stored cleaning supplies, linen and 3-Day water reserve for emergencies.

On , at 1:20 PM, the administrator stated he needed to speak to his carpenter to see what they could do to avoid walking through the room and keeping the closet for the residents.

Class III

0076 - ( ) - 58A-5.0186 FAC

Based on record review and interview, the facility failed to assure that the staff was aware of the residents who had ( ) on record.

Findings included:

Record review of all current staff showed a valid training.

On , during a staff interview, Staff D knew what was and stated 'I think' that Resident 4 was the only one with . On the same day, Staff E knew what was and stated, "Yes, but I only know Resident 4, I am not sure about the other ones."

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SUMMARY STATEMENT OF DEFICIENCIES
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Class III

0080 - Training - Core & Competency Test - 429.52( ) FS; 58A-5.0191(1) FAC

Based on record review and interview, the facility failed to provide documentation of 12 hours continuing education for the Administrator.

Findings included:

Review of the Administrator's personnel record showed a hire date of , and certification of having passed the core administrator examination dated . Further review showed the last 12 hours of continuing education was dated . There was no documentation of more recent core training, and no documentation showing that the Administrator had retaken the core training and examination as required by statute.

On , , at 11:30 AM, the Administrator stated, "I need to check that and advise the consultant."

Class III

0085 - Training - Nutrition & Food Service - 58A-5.0191(7) FAC

Based on record review and interview the facility failed to ensure that all six sampled staff received a minimum of 2 hours continuing education annually in topics pertinent to nutrition and food service in an assisted living facility. All certificates for Staff A, B, C, D and E expired .

Findings included:

Review of all staff's records showed a Nutrition and Food Service certificates signed and dated by a certified nutritionist.

On , , at 11:30 AM, the Administrator stated, "I know all certificates are expired; we all are scheduled to do it again."

Class III

STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X3) DATE SURVEY COMPLETED
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NAME OF PROVIDER OR SUPPLIER **GABLES ESTATES INC**	STREET ADDRESS, CITY, STATE, ZIP CODE **1881 SW 37TH AVENUE MIAMI, FL 33145**	

SUMMARY STATEMENT OF DEFICIENCIES
(FINDINGS PRECEDED BY TAGS AND REGULATORY IDENTIFYING INFORMATION)

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

Based on observation and interview, the facility failed to provide a safe living environment to all residents and staff. A bathroom wall by two resident's room had black stains. In addition, the facility had discarded mattresses and other items on the backyard.

Findings included:

On during the tour of the facility, observed a bathroom inside that had black stains on one wall.

On at 7:45 AM, the Administrator stated, "The handyman is very busy and he should be coming soon." In reference to the discarded items in the backyard, the Administrator stated that all the trash would be taken soon.

Class III

0162 - Records - Resident - 58A-5.024(3) FAC

Based on record review and interview, the facility failed to provide a complete facility's contract signed for one of seven sampled residents (Resident 7).

Findings included:

Review of the facility's admission and discharge log did not show an entry for Resident 7.

Review of Resident 7's record showed an admission date unknown and all admission documents not signed by the resident or the legal representative.

On at 7:15 AM, Resident 7 stated, "My cousin brought me here when the other facility where I was closed. I have been here for months already."

Class III

0200 - Emergency Environmental Control - 58A-5.036 FAC

Based on observation, record review and interview, the facility failed to store a minimum amounts of fuel

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on the property to maintain an room temperature less than 81 degrees in the event of a loss of primary power, for 48-96 hours. The facility failed to provide monoxide detectors inside the facility.

Findings included:

On , , at 3:00 PM, observed on the of the property, a portable generator stored inside a closet. The Administrator admitted not having fuel at the property and stated he would purchase containers and bring the fuel to the facility. In reference to the monoxide detectors, the Administrator stated he would purchase them and install them to be in compliance.

Class III

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SUMMARY STATEMENT OF DEFICIENCIES
(FINDINGS PRECEDED BY TAGS AND REGULATORY IDENTIFYING INFORMATION)

Z828 - Administrative Fines; Violations - 408.813(3) FS

Based on observation, record review and interview, the facility failed to maintain the terms or conditions of the approved license. The facility exceeded licensed capacity of six by maintaining a census of 7 residents.

Findings included:

On at 7:10 AM, observed an additional room by the kitchen for staff with 2 beds; behind, a door where another room with a bathroom and 1 bed. At 7:15 AM, Resident 7 stated, "My cousin, brought me here when the other facility where I was closed. The owner of this facility is my nephew; they give me my medications and my meals, they also help me to take a bath and dress me; I eat here; I like to stay here to watch TV. I have been here for months already. I already took my medications this morning, then again at night. I have another cousin who comes with his wife to visit me."

In the same room, observed inside a drawer a bag of medications labeled with the resident's name and the facility's address, containing: 1 mg. 25 mg. 50 mg. , 10 mg. 40 mg. 10 mg. 125 MCG 1. 10 mg. 40 mg. .25. 10 mg. .25 mg. Over the counter &.

On during an interview with Staff E, the staff stated, "Resident 7 does not talk to much, she is a family of the Administrator. She has been here almost a year. Always in that room."

On at 3:40 PM, the resident's family member stated over a phone interview, "She has been there for a year, she was in another facility that closed; She is my cousin and I am the only family member who takes care of her. About six years ago, she had and after the surgery, she became completely paralyzed. She pays the rent with her social security and I pay the difference; I give her the money and she pays with a check. I think, she is a family member of the owner by her other side of the family. I am very happy with the facility; it is a lot better than the other one where she was."

Review of the facility's admission/discharge log did not have the resident's entry. In addition the facility did not have a medication order record for the resident. Finally after requesting the resident's record several times, the administrator provided the resident's record containing a contract that was not signed and a health assessment dated with diagnoses of , , , memory loss, . The resident needed supervision on all activities of daily living,

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was not an elopement risk, and needed precautions.

Unclassified

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0000 - Initial Comments

A Standard Biennial Survey was conducted on , , to , , . Gables Estates , Inc., with a standard license, had the following deficiencies identified at the time of survey:

0030 - Resident Care - Rights & Facility Procedures - 58A-5.0182(6) FAC; 429.28( ) FS

Based on observation and interview, the facility failed to treat with consideration and respect and with due recognition of personal dignity, individuality, and the need for privacy, two of seven sampled residents (Residents 5 and 6). There was a washer machine inside the resident's bathroom located inside their bedroom and staff were walking through the room and bathroom to go to a storage room located behind the residents 'bathroom.

Findings included:

On , , at 7:10 AM, observed a bathroom inside resident's room number 3 with a washer machine used by staff for the daily clothes and linen washing; inside the bathroom, there was a door that went to a small storage room where the facility stored cleaning supplies, linen and 3-Day water reserve for emergencies.

On , , at 1:20 PM, the administrator stated he needed to speak to his carpenter to see what they could do to avoid walking through the room and keeping the closet for the residents.

Class III

0052 - Medication - Assistance with Self-Admin - 58A-5.0185 (3)

Based on observation and interview, the facility failed to follow the correct procedure outlined by the state when assisting with self-administration of medications for one of seven sampled residents (Resident 4).

Findings included:

On , , , at 1:00 PM, observed Staff D open locked medication cabinet at kitchen, locked door, got cup of water. Washed , put new gloves. Took medication, book and water to Resident 4 seating in living room. Told resident the name of medication. Put medication from card to resident's but resident almost dropped medication and staff touched medication with and gave it to resident. Staff took gloves off and initialed the medication order record (MOR) and put medication and MOR to med cabinet.

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On , , at 1:05 PM, Staff D acknowledged the error.

Class III

0076 - ( ) - 58A-5.0186 FAC

Based on record review and interview, the facility failed to assure that the staff was aware of the residents who had ( ) on record.

Findings included:

Record review of all current staff showed a valid training.

On , during a staff interview, Staff D knew what was and stated to think that Resident 4 was the only one with . On the same day, Staff E knew what was and stated, "Yes, but I only know Resident 4, I am not sure about the other ones."

Class III

0080 - Training - Core & Competency Test - 429.52( ) FS; 58A-5.0191(1) FAC

Based on record review and interview, the facility failed to provide documentation of 12 hours continuing education for the Assistant Administrator.

Findings included:

Review of the Assistant Administrator's personnel record showed a hire date of , and certification of having passed the core administrator examination dated . Further review showed the last 12 hours of continuing education was dated . There was no documentation of more recent core training, and no documentation showing that the Assistant Administrator had retaken the core training and examination as required by statute.

On , , at 11:30 AM, the Administrator stated, "I need to check that and advise the consultant."

Class III

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0085 - Training - Nutrition & Food Service - 58A-5.0191(6) FAC

Based on record review and interview the facility failed to ensure that all six sampled staff received a minimum of 2 hours continuing education annually in topics pertinent to nutrition and food service in an assisted living facility. All certificates for Staff A, B, C, D and E expired .

Findings included:

Review of all staff's records showed a Nutrition and Food Service certificates signed and dated by a certified nutritionist.

On , , at 11:30 AM, the Administrator stated, "I know all certificates are expired; we all are scheduled to do it again."

Class III

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

Based on observation and interview, the facility failed to provide a safe living environment to all residents and staff. A bathroom wall by two resident's room had black stains. In addition, the facility had discarded mattresses and other items on the backyard.

Findings included:

On , , during the tour of the facility, observed a bathroom inside that had stains on one wall and looked like if repairs were in process.

On , , at 7:45 AM, the Administrator stated, "The handyman is very busy and he should be coming soon." In reference to the discarded items on the backyard, the Administrator stated that all the trash will be taken soon.

Class III

0162 - Records - Resident - 58A-5.024(3) FAC

Based on record review and interview, the facility failed to provide a complete facility's contract signed for one of seven sampled residents (Resident 7).

Findings included:

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Review of the facility's admission and discharge log did not show an admission/discharge entry for Resident 7.

Review of Resident 7's record showed an admission date unknown and all admission documents not signed by the resident or the legal representative.

On [redacted] at 7:15 AM, Resident 7 stated, "My cousin brought me here when the other facility where I was closed. I have been here for months already."

Class III

Based on observation, record review and interview the facility failed to store a minimum amounts of fuel supply (48 hrs.) on the property in accordance with local zoning and the Florida Building Code. The facility failed to provide [redacted] monoxide detectors inside the facility. The facility failed to implement the plan by the date agreed with the department.

Findings included:

On [redacted] at 3:00 PM, observed on the [redacted] of the property, a portable generator stored inside a closet. The Administrator admitted not having fuel at the property and stated he would purchase containers and bring the fuel to the facility. In reference to the [redacted] monoxide detectors, the Administrator stated he would purchase them and install them to be in compliance.

Class III

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SUMMARY STATEMENT OF DEFICIENCIES
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Z828 - Administrative Fines; Violations - 408.813(3) FS

Based on observation, record review and interview, the facility failed to maintain the terms or conditions of the approved license. The facility exceeded licensed capacity of six by maintaining a census of 7 residents.

Findings included:

On , at 7:10 AM, observed an additional room by the kitchen for staff with 2 beds; behind, a door where another room with a bathroom and 1 bed. At 7:15 AM, Resident 7 stated, "My cousin, brought me here when the other facility where I was closed. The owner of this facility is my nephew; they give me my medications and my meals, they also help me to take a bath and dress me; I eat here; I like to stay here to watch TV. I have been here for months already. I already took my medications this morning, then again at night. I have another cousin who comes with his wife to visit me."

In the same room, observed inside a drawer a bag of medications labeled with the resident's name and the facility's address, containing: 1 mg. 25 mg. 50 mg. , 10 mg. , 40 mg. , 10 mg. 125 MCG 1. , 10 mg. 40 mg. .25. , 10 mg. .25 mg. Over the counter & .

On , during an interview with Staff E, the staff stated, "Resident 7 does not talk to much, she is a family of the Administrator. She has been here almost a year. Always in that room."

On , at 3:40 PM, the resident's family member stated over a phone interview, "She has been there for a year, she was in another facility that closed; She is my cousin and I am the only family member who takes care of her. About six years ago, she had and after the surgery, she became completely paralyzed. She pays the rent with her social security and I pay the difference; I give her the money and she pays with a check. I think, she is a family member of the owner by her other side of the family. I am very happy with the facility; it is a lot better than the other one where she was."

Review of the facility's admission/discharge log did not have the resident's entry. In addition the facility did not have a medication order record for the resident. Finally after requesting the resident's record several times, the administrator provided the resident's record containing a contract that was not signed and a health assessment dated with diagnoses of , , , memory loss, , , , . The resident needed supervision on all activities of daily living, was not an elopement risk, and needed precautions.

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