STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205064	A. BUILDING 01 _____ B. WING _____	R 05/19/2025

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
ROSS MANOR	758 BROADWAY BANGOR, ME 04401

(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) COMPLETION DATE
{E 000}	Initial Comments Federal Recertification survey Survey Date: 04/15/25 Ross Manor, a long term care facility, is in substantial compliance with 42 Code of Federal Regulations Part 483.73 Requirement for Long Term Care Facilities Emergency Preparedness.	{E 000}		
{K 000}	INITIAL COMMENTS Federal Recertification Revisit Survey: Date: 05/19/2025 Ross Manor, a Long Term Care Facility, was surveyed to the National Fire Protection Association 101 Life Safety Code 2012 Edition as reference on 42 CFR 483.90 (a-d) physical environment and is not in substantial compliance.	{K 000}		
{K 341} SS=E	Fire Alarm System - Installation CFR(s): NFPA 101 Fire Alarm System - Installation A fire alarm system is installed with systems and components approved for the purpose in accordance with NFPA 70, National Electric Code, and NFPA 72, National Fire Alarm Code to provide effective warning of fire in any part of the building. In areas not continuously occupied, detection is installed at each fire alarm control unit. In new occupancy, detection is also installed at notification appliance circuit power extenders, and supervising station transmitting equipment. Fire alarm system wiring or other transmission paths are monitored for integrity. 18.3.4.1, 19.3.4.1, 9.6, 9.6.1.8	{K 341}	Fire Alarm System - Installation Education to maintenance department related to height of operational component of fire pull. Maine fire immediately alerted for need for all fire pulls to be relocated as below: 1) Operable part of pull station no higher than 48 inches above floor in education room. 2) Operable part of pull station no higher than 48 inches above floor by Waterman room717.	

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE | TITLE | (X6) DATE

Monica Vanadestine | Senior Director of Nursing | 6/10/25

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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{K 341}	Continued From page 1 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long-term care facility failed to maintain the proper height for the operable part of the Manually Actuated Alarm-Initiating Devices throughout the facility per NFPA 101, Life Safety Code, 2012 edition, sections 19.3.4.2.1, and 9.6.2.5 and NFPA 72, National Fire Alarm and Signaling Code, 2010 edition, Section 17.14.4 Findings: On 05/19/2025, between 09:00 AM and 10:00 AM, this surveyors, with the Maintenance Manager present identified the following Manually Actuated Alarm-Initiating Devices, (Pull Stations) with the operable part of each device higher than 48 inches above the floor level. The Maintenance Director was present while each of pull station's heights were verified with the surveyors tape measure and laser measuring device. 1. The education room pull station operable part is 50 1/4 inches above the floor. 2. The operable part of the pull station #12.004by Waterman Room 717 is 50 1/2 inches above the floor. 3. The Waterman Lobby pull station operable part is 50 Inches above the floor. 4. The Waterman former ramp exit operable part of the pull station is 49 ½ inches above the floor. 5. The Waterman wing pull station operable part by the soiled linen is 50 ½ inches above the floor. 6. The operable part of the pull station by the loading dock is 52 ½ inches above the floor. 7. The operable part of the pull station by Room	{K 341}	3) Operable part of pull station no higher than 48 inches above floor level in Waterman lobby. 4) Operable part of pull station no higher than 48 inches above floor level in Waterman former ramp exit. 5) Operable part of pull station no higher than 48 inches above floor level in Waterman wing by soiled linen closet. 6) Operable part of pull station no higher than 48 inches above floor level by the loading dock. 7) Operable part of pull station no higher than 48 inches above floor level by room 509. 8) Operable part of pull station no higher than 48 inches above floor level by director of nursing's office. 9) Operable part of pull station no higher than 48 inches avobe floor level by the exit to the outside rec. yard in the Williams skilled wing. 10) Operable part of pull station no higher than 48 inches above floor level at the main entrance in the Williams skilled wing. 11) Operable part of pull station no higher than 48 inches above floor level in the Occupational therapy area in the Williams skilled wing. 12) Operable part of pull station no higher than 48 inches above floor level at the Physical therapy room in the Williams skilled wing. Fire pulls to be relocated on per the bid by Maine Fire. Report progress to QAPI. Fire pulls to be relocated no later than June 27, 2025. Awaiting parts.	

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{K 341}	Continued From page 2 509 is 50 ¾ inches above the floor. 8. The operable part of the pull station by the Director of Nursing office is 50 ¾ inches above the floor. 9. The operable part of the pull station by the exit to the outside rec yard in the Williams Skilled wing is 50 ½ inches above the floor. 10. The operable part of the pull station at the main entrance in the Williams Skilled wing is 50 ½ inches above the floor. 11. The operable part of the pull station in the Occupational Therapy in the Williams Skilled wing is 50 ½ inches above the floor. 12. The operable part of the pull station at the physical Therapy room in the Williams Skilled wing is 52 3/4 inches above the floor. Interview with the Maintenance Manager provided that Maine Fire Protection was supposed to have the work done by Friday, 05/16/2025, but did not come in and do the work as parts were not it yet. These findings were verified by the Maintenance Manager at the time of observation and the exit interview on 05/19/2025, between 9:00 AM and 10:00 AM.	{K 341}		
{K 918} SS=F	Electrical Systems - Essential Electric Syste CFR(s): NFPA 101 Electrical Systems - Essential Electric System Maintenance and Testing The generator or other alternate power source and associated equipment is capable of supplying service within 10 seconds. If the 10-second criterion is not met during the monthly test, a process shall be provided to annually confirm this capability for the life safety and critical branches. Maintenance and testing of the generator and	{K 918}	Electrical Systems - Essential Maintenance to complete an immediate inspection of generators. 1) Weekly generator inspections completed and documented. (5/2/52) 2) Monthly generator inspection sheets updated to include identification, generator information, date placed into service, kW rating, and fuel type. (5/2/25)	

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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{K 918}	Continued From page 3 transfer switches are performed in accordance with NFPA 110. Generator sets are inspected weekly, exercised under load 30 minutes 12 times a year in 20-40 day intervals, and exercised once every 36 months for 4 continuous hours. Scheduled test under load conditions include a complete simulated cold start and automatic or manual transfer of all EES loads, and are conducted by competent personnel. Maintenance and testing of stored energy power sources (Type 3 EES) are in accordance with NFPA 111. Main and feeder circuit breakers are inspected annually, and a program for periodically exercising the components is established according to manufacturer requirements. Written records of maintenance and testing are maintained and readily available. EES electrical panels and circuits are marked, readily identifiable, and separate from normal power circuits. Minimizing the possibility of damage of the emergency power source is a design consideration for new installations. 6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70) This REQUIREMENT is not met as evidenced by: Based on observation, and interview, and generator inspection documentation review during the facility tour, the long-term care facility failed to maintain the Essential Electric System Generator per NFPA 110, Standard for Emergency and Standby Power Systems, 2010 edition, sections 5.6.5.6, and NFPA 99, Healthcare Facilities Code, 2012 edition, section 6.4.4.1.1.3.This deficient practice could affect the patients/residents, visitors, and members of facility staff in this location.	{K 918}	3) Fuel test completed during original survey. (4/17/25) 4) CMD to add shut-off for remote manual stop device. Completed (5/21/25) Update progress to QAPI	

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{K 918}	Continued From page 4 Finding: Review of documentation and interview with the Maintenance Director present on 05/19/2025 between 09:00 AM and 10:00 AM identified the following deficiencies: 1. All generating stations shall have a labeled remote manual stop device on the premises where the prime mover is located outside the building, outside of the generator housing. The only switch to shut off the generator is a toggle switch on the inside of the generator compartment on the control panel. The generator service technician and the Maintenance Director verified that there is no other device to turn off the generator. Interview with the Maintenance Manager revealed that the generator was supposed to be equipped with the shut-off device by CMD Power Systems on 05/07/2025, according to an email dated 05/01/2025. Upon examination of the generator and interview with the maintenance manager, the device has yet to be installed. This finding was acknowledged by the Maintenance Manager at the time of observation, and at the exit interview on 05/19/2025 between 09:00 AM and 10:00 AM.	{K 918}		

RECEIVED
JUN 10 2025
BY:

MAINE FIRE
6 DOWD RD. P.O. BOX 1050
BANGOR, MAINE 04401
207-942-8809 PHONE
207-941-1910 FAX

5/2/2025

Project Name Ross Manor-Pull Stations Re-Locate
Address
Contractor
Address
Phone
Email
Cell
Attention Mike Seymour

We are pleased to submit our quotation with reference to the above captioned as follows :

Quantity		Description
16		Custom Wall Trim Plates
1		Misc Install Materials
17		Surface Wiremold Box
1		Wall Anchors
Lot		Tech Services
Total	**$6,596.00**	**Plus local and/or state permits as required.**

Notes: Re-Locate (17) Manual pull stations on fire alarm system to 48" pull height.
Remove (2) Pull Stations (Kitchen and Nurse Desk Area in hall)
*2 locations require conduit re-locations and extensions: boiler room and exit by kithcen.

For all installation scheduling, please contact Les Bolstridge (Les@mefirepro.com or 942-8809)
This quotation is net of any taxes based on information supplied by the purchaser and includes only those parts, materials, services, and warrantees as itemized on or attached to quotation. Any additional material or service needed due to changes required by authorities having jurisdiction or other causes beyond the control of the vendor shall be at an additional charge to the purchaser.
Note: This proposal may be withdrawn by us if not accepted with 15 days. Project must commence within 6 months and be completed in 1 year from date of proposal. Customer may incur additional costs after this time. Terms are net 30 with approved credit application on file or 1/2 down upon acceptance/balance upon completion.

Respectfully Submitted on 5/2/2025

Jim A

Acceptance of Proposal:
By its signature hereunder, customer acknowledges that the price, conditions, and specifications are satisfactory and accepted.
Please sign below and return with PO.
Accepted by :
x M. Vanadesthere

RECEIVED
JUN 10 2025
BY:

CMD Powersystems, Inc.
42 Daves Way
Hermon, ME 04401
+12078487702
service@cmdpowersystems.com

CMD POWERSYSTEMS, INC.

INVOICE

BILL TO
Ross Manor
758 Broadway
Bangor,ME 04401

SHIP TO
Ross Manor
758 Broadway
Bangor,ME 04401

INVOICE #	DATE	DUE DATE
19146	05/21/2025	06/20/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PMC	Performed annual service on Diesel Standby Generator Set .Change oil and filter,change fuel filters,check battery,inspect air filter,check belts,hoses and waterpump,check coolant and DCA concentration,check for any oil or coolant leaks,inspect generato...	1	213.63	213.63
	Labor (Road)	Labor for Robert Worster	2.50	175.00	437.50
	Labor (Road)	Labor for Robert Worster - May 20 2025	1	175.00	175.00
	NIParts	1640 OIL FILTER	1	35.43	35.43T
	3357	FUEL/WATER SEPARATER	1	17.89	17.89T
	3358	Fuel Filter same as wix 33358	1	16.33	16.33T
	15W40 2.5gal container	15W40 gallon containers p/n 75-122	2	53.50	107.00T
	FT-EOX Fuel Test Kit	Fuel Test Kit	1	75.00	75.00T
	NiParts	42676 AIR FILTER	1	69.49	69.49T
	NIParts	0308-1165 E-STOP ASSEMBLY	1	486.48	486.48T
	Load Bank 4	100-250 KW Load bank 90 MINUTE	1	275.00	275.00T
	Freight In	Freight In	1	15.00	15.00
	Sales	Work Description: Annual Pm, Load Bank and Diesel fuel test	1	0.00	0.00
		207-745-5852			
	Sales	Work Resolution: NEED TO RETURN AND REPLACE AIR FILTER 5/20/24 REPLACED AIR FILTER, INSTALLED E-STOP ASSEMBLY, AND	1	0.00	0.00

Ross Manor

"A Continuing Care Community"

June 10, 2025

State of Maine

Department of Public Safety

Office of Fire Marshal

Attn: Ronald J. Peaslee, Sr.

Northern Inspections Supervisor

Prevention Division – Inspections

45 Commerce Drive, Suite 1

Augusta, Me. 04330

PROVIDER ID# 205064

Facility ID# 1912

Event ID# NU7s21

Northern Inspections Supervisor,

Please find my Plan of Corrections for the revisit completed on 5/19/2025 in follow up to our annual survey. This plan of correction is completed to meet the requirements of both the state and federal law and I am hopeful it will, with the corresponding follow-up documentation, be acceptable to the Department.

If you require further information, please reach out to me at Ross Manor.

Thank you,

Monica Vanadestine

Monica Vanadestine RN, BSN

Senior Director of Nursing

Ross Manor Campus

RECEIVED
JUN 10 2025
PRINTED: 05/22/2025
FORM APPROVED
OMB NO. 0938-0391

DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR MEDICARE & MEDICAID SERVICES

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205064	A. BUILDING 01 BY: [redacted] B. WING	R 05/19/2025

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ROSS MANOR	758 BROADWAY BANGOR, ME 04401

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE: Monica Vanadestine
TITLE: Senior Director of Nursing
(X6) DATE: 6/10/25

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
ROSS MANOR	758 BROADWAY BANGOR, ME 04401

(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) COMPLETION DATE
{K 918}	Continued From page 4 Finding: Review of documentation and interview with the Maintenance Director present on 05/19/2025 between 09:00 AM and 10:00 AM identified the following deficiencies: 1. All generating stations shall have a labeled remote manual stop device on the premises where the prime mover is located outside the building, outside of the generator housing. The only switch to shut off the generator is a toggle switch on the inside of the generator compartment on the control panel. The generator service technician and the Maintenance Director verified that there is no other device to turn off the generator. Interview with the Maintenance Manager revealed that the generator was supposed to be equipped with the shut-off device by CMD Power Systems on 05/07/2025, according to an email dated 05/01/2025. Upon examination of the generator and interview with the maintenance manager, the device has yet to be installed. This finding was acknowledged by the Maintenance Manager at the time of observation, and at the exit interview on 05/19/2025 between 09:00 AM and 10:00 AM.	{K 918}		

RECEIVED
JUN 10 2025
BY:

MAINE FIRE
6 DOWD RD. P.O. BOX 1050
BANGOR, MAINE 04401
207-942-8809 PHONE
207-941-1910 FAX

5/2/2025

Project Name Ross Manor-Pull Stations Re-Locate
Address
Contractor
Address
Phone
Email
Cell
Attention Mike Seymour

We are pleased to submit our quotation with reference to the above captioned as follows :

Quantity		Description
16		Custom Wall Trim Plates
1		Misc Install Materials
17		Surface Wiremold Box
1		Wall Anchors
Lot		Tech Services
Total	**$6,596.00**	**Plus local and/or state permits as required.**

Notes: Re-Locate (17) Manual pull stations on fire alarm system to 48" pull height.
Remove (2) Pull Stations (Kitchen and Nurse Desk Area in hall)
*2 locations require conduit re-locations and extensions: boiler room and exit by kithcen.

For all installation scheduling, please contact Les Bolstridge (Les@mefirepro.com or 942-8809)
This quotation is net of any taxes based on information supplied by the purchaser and includes only those parts, materials, services, and warrantees as itemized on or attached to quotation. Any additional material or service needed due to changes required by authorities having jurisdiction or other causes beyond the control of the vendor shall be at an additional charge to the purchaser.
Note: This proposal may be withdrawn by us if not accepted with 15 days. Project must commence within 6 months and be completed in 1 year from date of proposal. Customer may incur additional costs after this time.
Terms are net 30 with approved credit application on file or 1/2 down upon acceptance/balance upon completion.

Respectfully Submitted on 5/2/2025

Jim A

Acceptance of Proposal:
By its signature hereunder, customer acknowledges that the price, conditions, and specifications are satisfactory and accepted.
Please sign below and return with PO.
Accepted by :
x M. Vanadestine

CMD Powersystems, Inc.
42 Daves Way
Hermon, ME 04401
+12078487702
service@cmdpowersystems.com

POWERSYSTEMS, INC.

INVOICE

BILL TO
Ross Manor
758 Broadway
Bangor,ME 04401

SHIP TO
Ross Manor
758 Broadway
Bangor,ME 04401

INVOICE #	DATE	DUE DATE
19146	05/21/2025	06/20/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PMC	Performed annual service on Diesel Standby Generator Set .Change oil and filter,change fuel filters,check battery,inspect air filter,check belts,hoses and waterpump,check coolant and DCA concentration,check for any oil or coolant leaks,inspect generato...	1	213.63	213.63
	Labor (Road)	Labor for Robert Worster	2.50	175.00	437.50
	Labor (Road)	Labor for Robert Worster - May 20 2025	1	175.00	175.00
	NIParts	1649 OIL FILTER	1	35.43	35.43T
	3357	FUEL/WATER SEPARATER	1	17.89	17.89T
	3358	Fuel Filter same as wix 33358	1	16.33	16.33T
	15W40 2.5gal container	15W40 gallon containers p/n 75-122	2	53.50	107.00T
	FT-EOX Fuel Test Kit	Fuel Test Kit	1	75.00	75.00T
	NIParts	42676 AIR FILTER	1	69.49	69.49T
	NIParts	0308-1165 E-STOP ASSEMBLY	1	486.48	486.48T
	Load Bank 4	100-250 KW Load bank 90 MINUTE	1	275.00	275.00T
	Freight In	Freight In	1	15.00	15.00
	Sales	Work Description: Annual Pm, Load Bank and Diesel fuel test 207-745-5852	1	0.00	0.00
	Sales	Work Resolution: NEED TO RETURN AND REPLACE AIR FILTER 5/20/24 REPLACED AIR FILTER, INSTALLED E-STOP ASSEMBLY, AND	1	0.00	0.00

New payment request from CMD Powersystems, Inc. - invoice 19145

From: "CMD Powersystems, Inc." <quickbooks@notification.intuit.com>
To: <donross@firstatlantic.com>
Date: Jun 11, 2025, 10:49:41 AM
Subject: New payment request from CMD Powersystems, Inc. - invoice 19145
Attachments: Invoice_19145_from_CMD_Powersystems_Inc.pdf

INVOICE 19145 DETAILS

CMD Powersystems, Inc.

DUE 06/20/2025

$2,376.47

Review and pay

Powered by QuickBooks

Dear Ross Manor:Ross Manor,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!
CMD Powersystems, Inc.

RECEIVED
JUN 12 2025
BY:

Bill to

Ross Manor:Ross Manor
758 Broadway
Bangor,ME 04401

Ship to

Ross Manor:Ross Manor
758 Broadway
Bangor,ME 04401

PMC $235.51

Performed annual service on Diesel Standby Generator Set .Change oil and filter,change fuel filters,check battery,inspect air filter,check belts,hoses and waterpump,check coolant and DCA concentration,check for any oil or coolant leaks,inspect generato...

1 X $235.51

Labor (Road) $437.50

Labor for Robert Worster

2.50 X $175.00

Labor (Road) $175.00

Labor for Robert Worster - May 20 2025

1 X $175.00

7182 $18.55T

Oil Filter

1 X $18.55

P550880/3682 $27.77T

FUEL FILTER UNIT # 116

1 X $27.77

3732 $49.99T

Fuel Filter

1 X $49.99

15W40 2.5gal container $107.00T

15W40 gallon containers p/n 75-122

2 X $53.50

FT-EQX Fuel Test Kit $75.00

Fuel Test Kit

1 X $75.00

NIParts $85.37T

46922 AIR FILTER

1 X $85.37

NIParts $486.48T

0308-1165 E-STOP ASSEMBLY

1 X $486.48

4D $312.36T

4D Battery

1 X $312.36

RECY $1.00

Recycling fee

1 X $1.00

Load Bank 4 $275.00T

100-250 KW Load bank 90 MINUTE

1 X $275.00

Freight In $15.00

Freight In

1 X $15.00

Sales $0.00

Work Description: Annual Pm. Load bank and diesel fuel test.

1 X $0.00

Sales $0.00

Work Resolution: NEED TO RETURN AND REPLACE AIR FILTER AND BATTERY
5/20/25 REPLACED BATTERY, AIR FILTER, AND INSTALLED REMOTE E-STOP.

1 X $0.00

Subtotal	$2,301.53
Tax	$74.94
Total	$2,376.47

Balance due $2,376.47

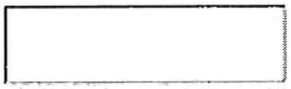
Review and pay

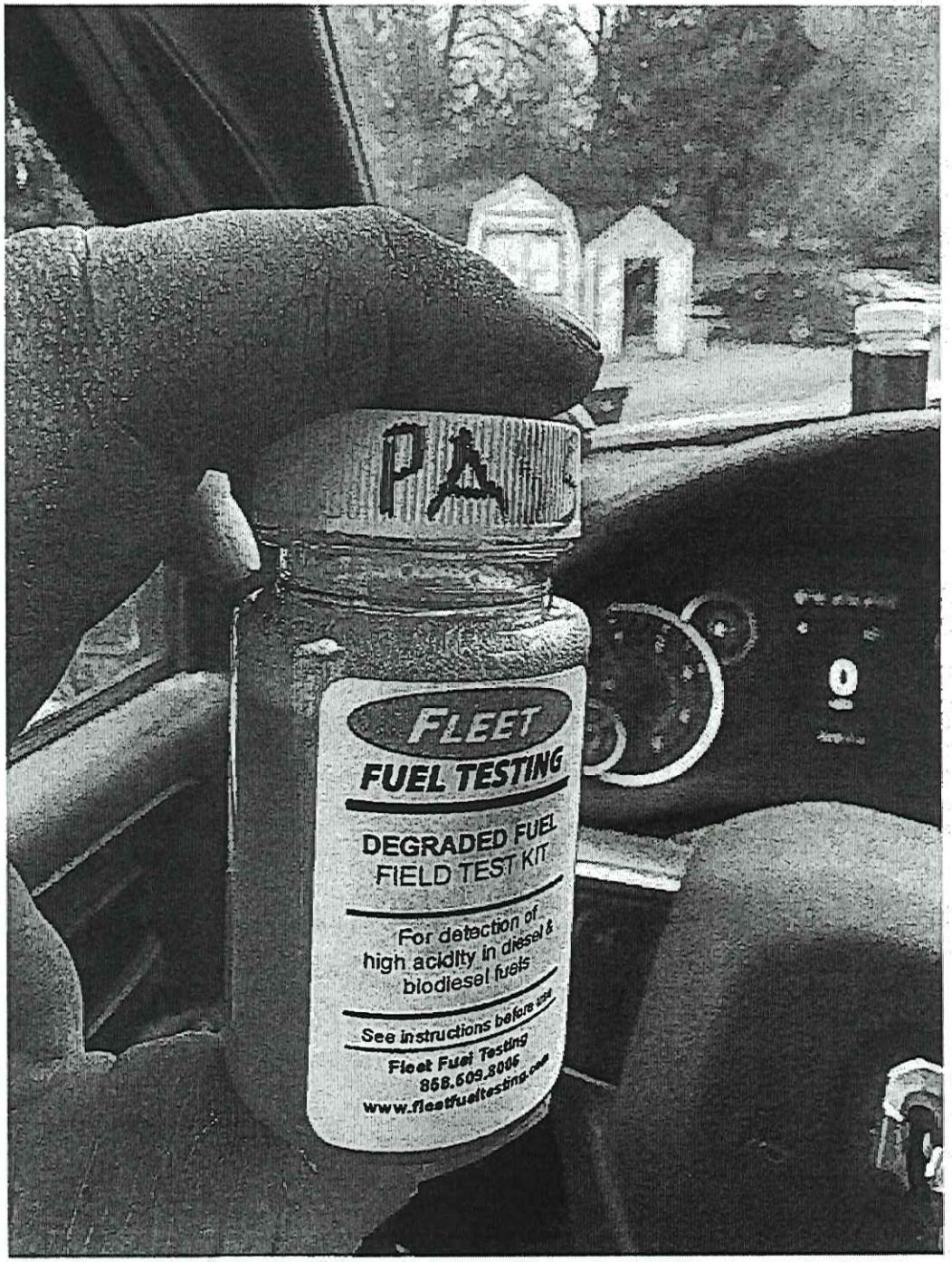
CMD Powersystems, Inc.

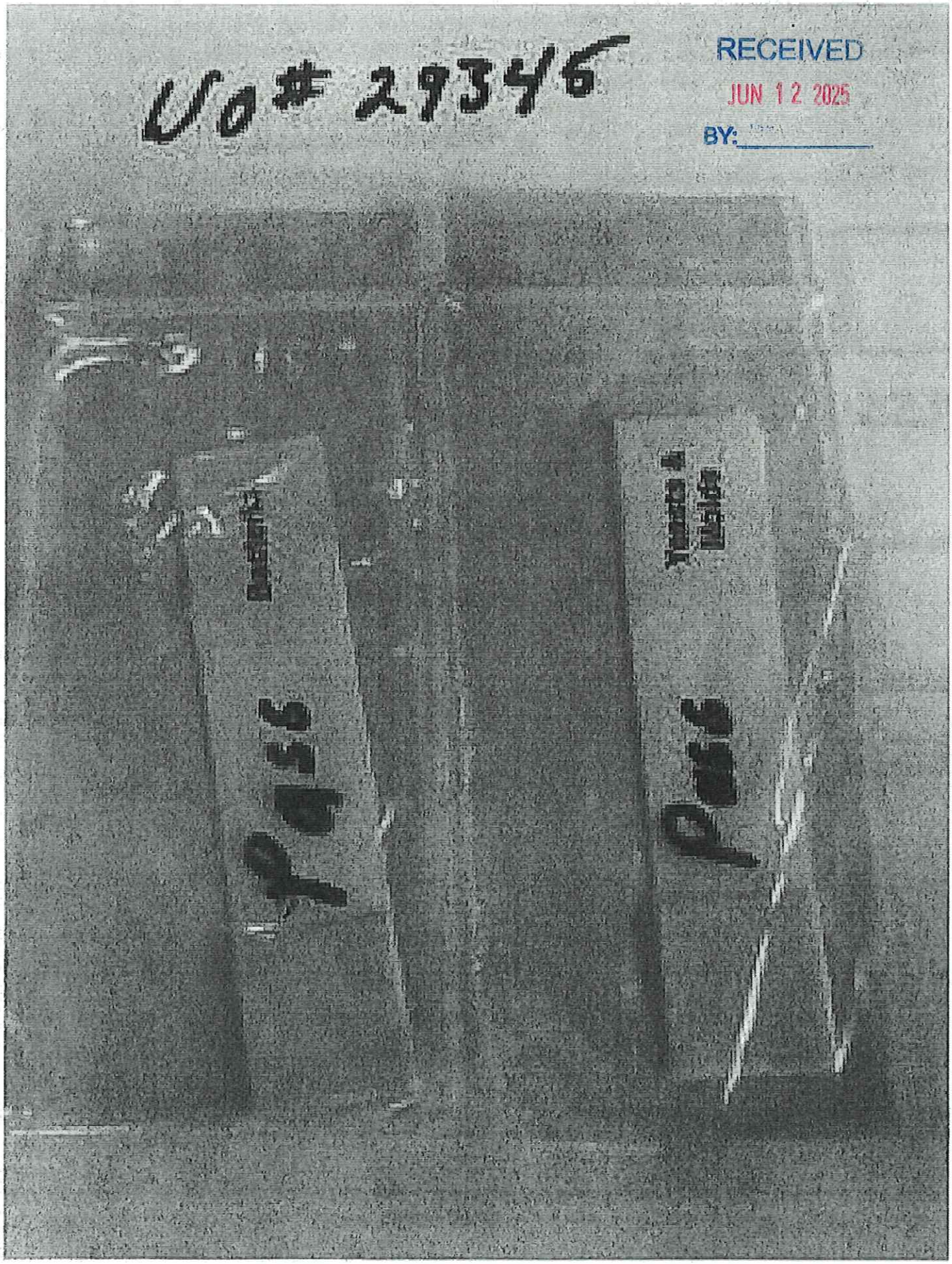
42 Daves Way Hermon, ME 04401

+12078487702 service@cmdpowersystems.com

If you receive an email that seems fraudulent, please check with the business owner before paying.






Vio # 29346
RECEIVED
JUN 12 2025
BY: