

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL079009	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____		(X3) DATE SURVEY COMPLETED 09/20/2017
NAME OF PROVIDER OR SUPPLIER BROOKDALE EDEN			STREET ADDRESS, CITY, STATE, ZIP CODE 314 W KINGS HIGHWAYS EDEN, NC 27288		
(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	Initial Comments Construction Section Biennial Survey report by Frank Strickland and Ed Miller on 09/20/2017: This facility was first licensed on 06/25/1997. This facility is currently licensed for 82 Beds. Therefore, this facility was surveyed for conformance with the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds and applicable portions of the 1996 (1997 Revision) Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1996 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure. Deficiencies have cited and Plan of Correction is required.	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			

Division of Health Service Regulation

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

TITLE

(X6) DATE

Cherie Molton, Executive Director

10-26-17

If continuation sheet 2 of 5

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C 164	Continued From page 2 maintain the prevention of mildew accumulation in all interior Mechanical Closets. Findings on 09/22/2017: The ceilings in the following spaces have mildew due to the condensation from the HVAC duct system that is not sealed and not properly insulated in the attic: (a) Mechanical Closet adjacent to Room 18 (b) Mechanical Closet adjacent to Room 26	C 164	Indicated vents with mildew present will be cleaned/replaced.	
C 166	Housekeeping-Maintained Free of Hazards 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. This Rule is not met as evidenced by: 1-Based on observations, this facility has not maintained the physical components of the interior doors. Findings on 09/20/2017: The Med Room entry door has a loose bottom door hinge which prevents adequate latching.	C 166		
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult	C 189		Indicated door will have loose hinge repaired/replaced

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C 189	Continued From page 3 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. This Rule is not met as evidenced by: 1-Based on observation, this facility has failed to maintain the fire protection for all electrical ceiling penetrations through the fire rated roof/ceiling assemblies. Findings on 09/20/2017: There are electrical wiring ceiling penetrations that have incomplete fire-caulking and ceiling construction in the Front Mechanical Room. 2-Based on observation, this facility has failed to maintain the plumbing in a safe condition. Findings on 06/08/2017: The ice-machine condensate line to the floor drain in the Main Kitchen does not have the required air-gap.	C 189	Indicated fire protection for electrical penetration through roof/ceiling will be repaired/replaced with approved material Indicated condensation line will be adjusted to have an adequate air gap.	
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 before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room;	C 199		

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NAME OF PROVIDER OR SUPPLIER

STREET ADDRESS, CITY, STATE, ZIP CODE

BROOKDALE EDEN

**314 W KINGS HIGHWAYS
EDEN, NC 27288**

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C 199	Continued From page 4 (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1-Based on observation, this facility failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. This could affect residents and staff by subjecting them to unwanted odors. Findings on 09/20/2017: The mechanical exhaust fan is not exhausting interior air in the following locations: (a) Room 27 (b) Room 32 (c) Mop Closet/Main Kitchen (d) Men's/Women's Bathroom adjacent to Dining Hall	C 199	Indicated exhaust fans will be repaired/replaced.	

The following is a summary of the Plan of Correction for Brookdale Eden. This Plan of Correction is in regards to the Corrective Action Report dated October 13, 2017. This Plan of Correction is not to be construed as an admission of or agreement with the findings and conclusions in the Statement of Deficiencies, or any related sanction or fine. Rather, it is submitted as confirmation of our ongoing efforts to comply with statutory and regulatory requirements. In this document, we have outlined specific actions in response to identified issues.

We have not provided a detailed response to each allegation or finding, nor have we identified mitigating factors.

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, 701 Barbour Drive, Raleigh, North Carolina, 27603 at no cost;

- Missing signage will be placed on indicated egress door.

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.

- Indicated HVAC Air Distribution vents will be serviced on a regular schedule.
- Indicated vents with mildew present will be cleaned/replaced.

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.

- Indicated door will have loose hinge repaired/replaced.

10A NCAC 13F .0311 Other Requirements

(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.

- Indicated fire protection for electrical penetration through roof/ceiling will be repaired/replaced with approved material.
- Indicated condensation line will be adjusted to have an adequate air gap.

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 before April 1, 1984, with natural ventilation in these specified spaces:

- (1) soiled linen storage;**
- (2) soil utility room;**
- (3) bathrooms and toilet rooms;**
- (4) housekeeping closets; and**
- (5) laundry area.**

(k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.

- Indicated exhaust fans will be repaired/replaced.

The Executive Director/Maintenance Technician will review items noted for necessary completion and/or repair, on or before 10/28/17.

The Executive Director/Maintenance Technician will do bimonthly building surveillances observing for any items that need attention/repair, assuring they are maintained in a safe operating condition for the next 3 months, and then randomly thereafter.