STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL049023	A. BUILDING: **01** B. WING _____	R **01/10/2018**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
THE GARDENS OF STATESVILLE	**2147 DAVIE AVENUE STATESVILLE, NC 28625**

(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 Report of a Biennial Follow Up Construction Survey by Suzanna Fay conducted on January 10, 2018. The defiencies cited in the Biennial Follow Up Construction Survey have been corrected. However, new deficiencies due to recent weather related damages have been cited and have been included in this report.	{C 000}		
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 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. This Rule is not met as evidenced by: 1. Observations revealed that due to recent sprinkler pipes bursting, floors and ceilings are not in good repair. Findings on January 10, 2018: a. Main dining - the laminate floors below the damaged ceiling are water damaged. b. Interview with Staff revealed that approximately ten occurrences of sprinkler pipes bursting had occurred in the last week from the extremely cold temperatures. The ceilings in the affected areas have water damage. Some of those areas include CV Dining, Private Dining, 300 corridor, Room 210, PC Dining and the front porch.	C 164		

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{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 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: New Deficiencies from January 10, 2018 resurvey: 1. Based on observation and interview with Staff, the facility had several sprinkler pipes burst due to the extreme cold over the past week. The damages have compromised the one-hour fire rated ceilings. Openings in the ceiling could allow a fire to spread from the source of origin. Findings on January 10, 2018: a. Main Dining - water damage caused the ceiling to collapse. There was a large hole in the ceiling approximately 5' x 8'. There were mildew stains on the exposed sheetrock. The opening had been covered with plastic and secured. b. PC Dining - water damaged caused the ceiling to collapse creating a hole approximately 4' x 6'. The opening had been covered with plastic and secured. The room is not being used until repairs are complete. c. 300 Hall storage - recent repairs to the sprinkler pipes has dislodged the sprinkler head in the closet leaving a hole in the ceiling. Other areas were include but are not limited to	{C 189}		

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{C 189}	Continued From page 2 CV Dining and Room 210. d. Room 210 - water damage has caused a patch to fall off leaving a 2" diameter hole approximately in the middle of the ceiling. 2. Based on observation and interview with Staff, another sprinkler pipe burst on January 9, 2018 and the water for the sprinkler system has been turned off until the repairs are complete. This compromises the safety of the residents, staff and visitors as the sprinkler system would not activate to extinguish any fires. Findings on January 10, 2018: a. The water has been turned off for the sprinkler system. Staff notified DSS and the fire department. The facility is currently under a fire watch. The system was restored on January 12, 2018. 3. Based on observation the facility's fire safety systems are not maintained in a safe condition. Failure to maintain fire safety systems in a safe condition could effect occupants of the facility if the system failed to notify residents and staff of fire or smoke. Findings on January 10, 2018: a. 300 Corridor - interview with Staff revealed that the smoke detector at the 300 corridor intersection was not functioning due to water damage from the recent leaks.	{C 189}		