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	HAL031016	A. BUILDING: **01** B. WING _____	**10/19/2018**

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WALLACE GARDENS	**1052 NE RAILROAD STREET WALLACE, NC 28466**

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C 000	Initial Comments Report of a Construction Section Biennial Survey by Suzanna Fay conducted on October 19, 2018. Records indicate that the Facility was first licensed on April 10, 1986 for Sixty-four (64) beds. Based on the above information, the facility is required to meet the 1984 Minimum Standards and Regulations for Homes for the Aged and Disabled; the applicable portions of the 2005 Minimum and Desired Standards and Regulations for Homes for the Aged and Infirmed; and the 1978 North Carolina State Building Code (Revision 5); Section 409 Institutional Occupancy. Deficiencies were cited during the Survey and further action 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		

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C 101	Continued From page 1 This Rule is not met as evidenced by: 1. Observations revealed that the facility does not meet all the NC Fire Code requirements. Findings on October 19, 2018: a. The sprinkler riser is located in the Janitor's closet near the smoking porch exit. The fire department connection (FDC) was not identified nor was there signage directing the fire department to the connection.	C 101		
C 150	Corridors-Free of equipment and Obstructions SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (g) The requirements for corridors are: (4) Corridors shall be free of all equipment and other obstructions. This Rule is not met as evidenced by: 1. Observations revealed that the corridors were not kept free of all equipment and other obstructions. Findings on October 19, 2018: a. Service Corridor - the exit was partially blocked by a washing machine, laundry bags, a laundry barrel and a clothes rack.	C 150		
C 153	Exit Door Locks-Single Hand Motion SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (3) All exit door locks shall be easily operable, by a single hand motion, from the inside at all times without keys; and	C 153		

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C 153	Continued From page 2 This Rule is not met as evidenced by: 1. Observations revealed that the outside entrance door hardware is not maintained easily operable. Findings on October 19, 2018: a. Exit at Smoking Porch - the exterior side of the door hardware is bent and loose.	C 153		
C 160	Outside Premises-Clean, Safe SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (1) The outside grounds of new and existing facilities shall be maintained in a clean and safe condition; This Rule is not met as evidenced by: 1. Observations revealed that the outside premises were not maintained in a clean and safe condition. Findings on October 19, 2018: a. Smoking porch - the roof structure on the porch is rotting. The siding is falling off, the trim is rotting, the sheathing is rotting and there are holes in the roof. b. A section of the roof trim is bent and falling off of the building to the left of the exit outside of Room 1.1. Observations revealed that the fence was not maintained to be free of hazards. c. A section of the fence behind the South Hall	C 160		

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C 160	Continued From page 3 has fallen over. Staff revealed that the fence had fallen during the storm and they had not removed it for insurance evaluation. 4" nails were sticking up in places along the entire length of the fence.	C 160		
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 the floors are not kept clean and in good repair. Findings on October 19, 2018: a. Room 16 - the door drags on the floor and is damaging the floor tile. b. Community Bath across from Room 28 - there is a heavy mildew build-up in the grout joints along the tile base and lower wall of the shower. c. Room 6 - the vinyl tile and the tile joints around the toilet are heavily stained and there is a strong smell of urine in the bathroom. d. Room 25 - the door drags on the floor and is damaging the floor tile.	C 164		
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER	C 189		

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C 189	Continued From page 4 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: 1. Based on observation and testing there is failure to maintain the facility's emergency fire alarm system devices and equipment in a safe operating condition. All the occupants of the facility could be effected if the equipment failed to alert the occupants in case of a fire. Findings on October 19, 2018: a. The fire alarm panel was indicating a ground fault error. The fire alarm did appear to be working during the testing of the system. 2. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. Occupants in the smoke compartment could be exposed to smoke or fire if doors do not completely close and latch to help limit the spread of smoke or fire to the area of origin. Findings on October 19, 2018: a. Main Living Room - the door drags at the latch plate making it difficult to close and latch. b. Room 27 - the door drags on the frame making it difficult to close. c. Laundry Room - there is a screw sticking out at the latch plate preventing the door from closing. d. Room 6 - the latch plate is loose and the door	C 189		

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C 189	Continued From page 5 drags on the frame. e. Room 3 - the latch is sticking so that the door does not always latch when closed. 3. Based on observation the facility did not maintain electrical emergency/safety lighting equipment in safe operating condition. This could effect occupants of the facility if egress paths and exits were not illuminated during a power outage. Findings on October 19, 2018: a. Main Living Room - the emergency light did not illuminate on test. b. The emergency light outside of Room 28 did not illuminate on test. c. Med Room - the emergency light did not illuminate on test. d. Nurses' Station - the emergency light did not illuminate on test. 4. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe condition. In order to resist the passage of smoke resident room doors must not have holes in the door or gaps between the door and the door frame stops. Findings on October 19, 2018: a. Room 15 - there is a hole through the door at the door hardware. b. Laundry Room - there are holes through the door at the door hardware. 5. Based on observation there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings could allow fire and smoke to spread beyond the area of origin.	C 189		

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C 189	Continued From page 6 Findings on October 19, 2018: a. Room 14 - the fire caulk around the sprinkler head is coming out leaving a hole in the rated ceiling assembly. b. Room 1 - the fire caulk around the sprinkler head is coming out leaving a hole in the rated ceiling assembly. 6. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition. Findings on October 19, 2018: a. Beauty Shop - the base for the spray nozzle is broken. 7. Observations revealed that the mechanical equipment was not maintained in a safe and operating condition. Findings on October 19, 2018: a. Environmental Room - there was a heavy accumulation of dust on the vents. b. Laundry - the backflow preventor is missing at the exterior dryer exhaust. Pests can enter the facility through the open duct. 8. Based on observation the facility's fire safety equipment is not maintained in operating condition. Failure to maintain fire safety equipment in operating due to sprinkler heads being obstructed could effect occupants in the fire compartment if the sprinkler head could not suppress a fire. Findings on October 19, 2018: a. Central Supply - boxes and pillows are stacked to the ceiling. 9. Based on observation there is a failure to	C 189		

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C 189	Continued From page 7 maintain the facility's fire safety equipment in a safe operating condition. The occupants in the smoke compartment could be effected if the fire resistant rated doors do not completely close and latch to help limit the spread of smoke and/or fire to the area of origin. Findings on October 19, 2018: a. The fire door by Central Supply did not close completely when the fire alarm was activated.	C 189		
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; (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. Observations revealed that the facility did not maintain exhaust ventilation in required areas. Dirty or clogged vents prevent fans from exhausting at the required cubic feet per minute. Findings on October 19, 2018: a. Room 27 Bath - the fan has a heavy	C 199		

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C 199	Continued From page 8 accumulation of dust. b. Room 33 Bath - the exhaust fan is not working. c. Community Bath across from Room 28 - the exhaust fan is not working. d. Small Community Bath across from Room 27 - the exhaust fan is not working. e. The Biohazard Room has bleach and other chemicals stored in the room and there is not an exhaust fan.	C 199		