STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL028001	A. BUILDING: **01** B. WING _____	**11/15/2018**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SPRING ARBOR OF THE OUTER BANKS	**803 BERMUDA BAY BLVD** **KILL DEVIL HILLS, NC 27948**

(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 Suzanna Fay on 11/15/2018: This facility was licensed as a Home for the Aged on 06/25/1997 for a total capacity of ONE HUNDRED TWO BEDS with a (TWENTY FOUR BED) Special Care Unit. 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 Minimum Standards and Regulations for Homes for the Aged in effect at time of initial licensure Deficiencies have been cited and a Plan of Correction is required.	C 000		
C 111	Must Have Current San. & Fire Safety Reports SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0302 DESIGN AND CONSTRUCTION(f) The facility shall have current sanitation and fire and building safety inspection reports which shall be maintained in the home and available for review. This Rule is not met as evidenced by: 1-Based on observations, this facility has failed to have current safety inspection reports. Findings on 11/15/2018: There is not a current Fire Marshal's safety inspection report nor Fire Alarm Testing report on site for review.	C 111		

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C 134	Continued From page 1	C 134		
C 134	Bathrooms-Roll-in Shower SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (7) Each home shall have at least one bathroom opening off the corridor with: (A) a door of three feet minimum width; (B) a three feet by three feet roll-in shower designed to allow the staff to assist a resident in taking a shower without the staff getting wet; (C) a bathtub accessible on at least two sides; (D) a lavatory; and (E) a toilet. (8) If the tub and shower are in separate rooms, each room shall have a lavatory and a toilet; This Rule is not met as evidenced by: 1-Based on observation, this facility has failed to provide the required plumbing fixtures in corridor bathrooms. Findings on 11/15/2018: The Community Bathroom in the 100 HALL, has had the toilet removed.	C 134		
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	C 164		

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C 164	Continued From page 2 facilities. This Rule is not met as evidenced by: 1-Based on observation, this facility has failed to be maintained in good repair. Findings on 11/15/2018: The entry door for the Mechanical Room 117 has openings around the frame that would allow for the passage of smoke and/or fire.	C 164		
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 observation, this facility shall be free of all obstructions and hazards. Findings on 11/15/2018: The bottom window sash of the double window has cracked glass. 2-Based on observation, this facility shall be free of all obstructions and hazards. Findings on 11/15/2018: The floor access plumbing cover plate is not secured to the floor and present a trip hazard that	C 166		

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C 166	Continued From page 3 is located in the SCU outside Room 232. 3-Based on observation, this facility has not maintained in a safe manner by improper storage of oxygen cylinders. This could affect all residents and staff by potentially exposing them to hazards for a ruptured cylinder. Finndings on 08/17/2017: There are oxygen bottles in 300 HALL/Storage Room that are not secured to the structure or stored in approved racks.	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 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 clearances for electrical equipment in a safe and operating condition. Findings on 11/15/2018: The electrical generator transfer switch panel and electrical service panel are restricted for service assess due to storage shelving in front of the equipment that are located in the Dietary Office adjacent to the Kitchen.	C 189		

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C 189	Continued From page 4 2-Based on observation, this facility has failed to maintain the fire safety components in a safe and operating condition. Findings on 11/15/2018: The following locations have sprinkler escutcheons that are not secure to the ceiling and with openings into the attic: (a) Room 202 (b) Room 219 (c) Room 303 (d) Sitting Room/SCU 3-Based on observation, this facility has failed to maintain the plumbing equipment in a safe and operating condition. Findings on 11/15/2018: The new copper piping adjacent to the water heaters has pipe supports that are not secured to the walls. It appears there may be additional support needed mounted overhead to secure the piping in the Mechanical Room 210. 4-Based on observation, this facility has failed to maintain the plumbing equipment in a safe and operating condition. Findings on 11/15/2018: The toilet is not secured to the floor that is located in Room 220. 5-Based on observation, this facility has failed to maintain the HVAC equipment in a safe and operating condition. Findings on 11/15/2018: The return-air grilles in all common areas and the bathrooms have excessive particulate build-up in	C 189		

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C 189	Continued From page 5 the housings and on the radiation dampers.	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-Based on observation, this facility has failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. Findings on 11/15/2018: The Janitor Closet that is locacted in the SCU Lobby did not have an operating mechanical exhaust fan.	C 199		