Heritage Greens

A KISCO SENIOR LIVING COMMUNITY

To: SUZANNA FAY

From: Wilson Vigo

Fax: _____

Date: 11/14/18

Pages (including cover) 1 - 10

Message:

PLAN DOC'S WILL BE SUBMITTED TO DHSR

Heritage Greens

801 Meadowood Street

Greensboro, NC 27409

Phone: 336-299-4400 Fax: 336-852-2218

www.heritagegreenstour.com or www.kiscoseniorliving.com

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL041079	A. BUILDING: 01 B. WING _____	09/27/2018

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
VERRA SPRINGS AT HERITAGE GREENS	803 MEADOWOOD STREET GREENSBORO, NC 27409

(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 Construction Section Biennial Survey by Suzanna Fay conducted on September 27, 2018. Records indicate this facility was first licensed as a Home for the Aged on August 1, 1994. The facility is currently licensed for Forty-Five (45) Beds. Based on this information, we are requiring the facility to meet the 1993 Homes for the Aged and Disabled - Minimum Standards and Regulations, the applicable portions of the 2005 Rules for Adult Care Homes of Seven or More Beds, and the 1991 Edition of the North Carolina State Building Code, with 1993 Revision Section 409.1, Institutional Occupancy Group Deficiencies were cited that require a Plan of Correction.	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. Review of records revealed that the facility did not maintain current sanitation inspections in the facility and available for review. Findings on September 27, 2018: a. The last building sanitation inspection report available was conducted in 2016.	C 111	(CURRENT) LAST INSPECTION 05/14/2018 REPORT ON HAND —	

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C 116	Continued From page 2 (f) The applicant or designated agent shall notify the Division when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent and 90 percent complete and upon final completion. This Rule is not met as evidenced by: 1. Observations revealed that the facility was remodeling some areas of the facility without undergoing review by DHSR Construction. Findings on September 27, 2018: a. At the time of the survey, the wall between the Activity Room and the TV Room had been removed. The door to the TV Room had been removed and filled in with a corridor wall. Kitchen cabinets were being installed in the area of the TV Room. No records were found in the DHSR database indicating that these renovations had been submitted to DHSR for review prior to construction. Submit plans to DHSR/Construction and provide copies of all building permits for the renovations as well. b. It was observed that at some point, modifications were made to the rooms along the corridor connecting A and B Halls. Our plans indicate a cards/computer room and a med room which are now converted to one large physical therapy room. An Activity Room at the end of the hall is now the Med Room. No records were found in the DHSR database indicating that plans were submitted to DHSR/Construction for approval.	C 116	ENGINEER'S PLAN & SUMMARY LETTER ON SITE – PLANS WILL BE SUBMITTED TO DHSR. THESE ADJUSTMENT WERE MADE YEARS AGO.	
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND	C 164		

11/14/18

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C 185	Continued From page 4 1. Review of records revealed that the facility is not conducting and recording fire rehearsals in accordance with the licensure rules. Findings on September 27, 2018: a. Records for 2018 did not show any fire rehearsals for the second quarter. One drill per shift per quarter should be conducted. b. The records do not provide a short description of what the rehearsal involved. The description should include the location of the "fire" and how the residents were relocated.	C 185	FIRE REHEARSALS ARE NOW CURRENT w/ EXCEPTION TO MISSING PRIOR FIRE DRILLS — THIS HAS BEEN CORRECTED (A) 10/30/18 (B) THIS WILL BE CORRECTED MOVING FORWARD AS OF 10/30/18	
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. Observations revealed that the electrical equipment was not maintained in a safe and operating condition. Findings on September 27, 2018: a. Foyer - one of the recessed can lights outside of the library did not have bulbs. b. Kitchen - the electrical outlet at the tray shelf did not have a cover plate. 2. Based on observation fire safety equipment	C 189	A) ✓ LIGHTS REPLACED 9/27/18 B) ✓ OUTLET COVER INSTALLED 9/27/18	

11/14/18

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C 189	Continued From page 6 b. North Electrical Room outside of A Hall - one of the ceiling cable penetrations was sealed with orange foam fire block which does not have an approved fire rating for this use. c. Activity Room - the escutcheon plate for the sprinkler head along the right wall was missing leaving a hole in the rated ceiling assembly. d. Activity Room Storage - the new water line for the kitchen equipment penetrates the one hour smoke wall and the opening is not sealed. e. Activity Room Storage - there is a small hole in the ceiling at the front corner of the room where a cable or conduit was removed. f. Outside Mechanical room at 133 - there is a hole at the sprinkler head. g. B Hall Residential Laundry - there is a hole, approximately 8"x12" cut into the wall behind the washer to make repairs. The hole has not been patched and sealed. h. B Hall South side Mechanical Room - there a cable bundle at the A/C unit that has pulled away from the ceiling. The fire caulking has pulled away as well as the finish tape leaving a hole in the ceiling. 5. Based on observation the facility's fire safety equipment is not maintained in operating condition. Failure to maintain fire safety equipment in operating condition could effect occupants of the facility if the equipment could not operate properly to suppress a fire. Findings on September 27, 2018: a. Storage Room across from the guest bath - items were stored to the ceiling. Some were so high, the ceiling tiles were getting knocked out of place. 6. Observations revealed that the mechanical equipment was not being maintained in a safe	C 189	B) Replaced w/ Fire Stop C) ESCUT. PLATE order will be replaced by: D) 3/8 FIRE LINE REMOVED - HOLE WAS PATCH/SEALED E) F) - SEAL w/ FIRE STOP 5% G) Assigned = Repaired By H) OPENING HAS BEEN FILLED CORRECTION - REMOVE/RELOCATE SOME WELLNESS ITEMS TO OTHER Storage — (OH GOING)	10/28 11/1 10/5 10/5 11/1 10/5/18 11/3

William S. Hays 11/14/18

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C 199	Continued From page 8	C 199		
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 provide working exhaust ventilation in required areas. Findings on September 27, 2018: a. Staff bathroom - the exhaust fan was not working and there was a heavy accumulation of dust on the fan.	C 199	A) VENTS – CLEANED	10/5/18

Bus. Lic. No. C-3421

ACE *Solutions,* Inc.
P.O. Box 935
950 Graves Street, Suite C
Kernersville, North Carolina 27285-0935

October 15, 2018

Re:

Mr. Saban Ahmetobic
Five Star General
P.O. Box 77775
Greensboro, NC 27407

Heritage Greens -Vera Spring
801 Meadowood Street Area A
Greensboro, NC

Dear Mr. Ahmetobic:

This letter concerns today's Structural inspection of the TV room wall modifications at the above referenced existing facility, recently renovated.

Please find the attached sketch, SK1, illustrating the recent wall modifications made.

There was a new wall opening installed at the common wall between the TV room and the Activity room. The wall opening was about 18 feet wide and was constructed with a (4) 2x12 header and 6x6 wood jack studs. Because the pre-engineered roof trusses run parallel with the wall, the new header and jack studs were found to be supporting only about a 4'-8" high bulkhead wall above the new header beam.

We have found that the new header beam and jack studs to be structurally adequate to support the bulkhead wall. We would not recommend any additional structural modifications for the new wall opening, as the structural integrity of the building has been maintained with the addition of the new wall opening.

There was a walk door infilled at the Right wall of the TV room. The wall opening was infilled with 3 5/8" deep steel studs to match the existing wall framing.

We have found that the steel studs and to be structurally adequate, as they are infilling a non-load bearing. We would not recommend any additional modifications for the infilled wall.

Please let me know if you have any additional concerns.

Bus. Lic. No. C-3421

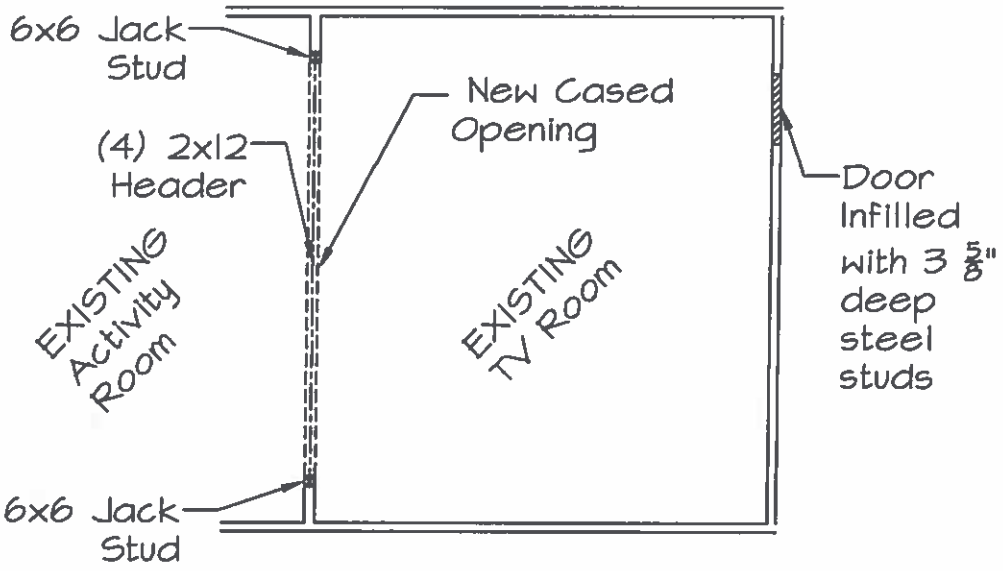
October 15, 2018

Re:
Heritage Greens -Vera Spring
801 Meadowood Street Area A
Greensboro, NC

Regards,

Kevin R. Adams, P.E.
Consultant

Enc.



Front

1 SK1 Approximate TV Room Wall Modification Layout
SCALE: 1/8"=1'-0"

Approximate TV Room Wall Modification Layout

Sheet SK1 of SK1
Date: 10/15/18

Heritage Greens
Vera Spring

801 Meadowood Street
Area A
Greensboro, NC

NORTH CAROLINA PROFESSIONAL 37224 ENGINEER KEVIN R. ADAMS
10/15/18

ACE Solutions, Inc.
Bus. Lic. No. C-3421
Kevin R. Adams, P.E.
Phone: 336-993-5114
950 Graves Street, Suite C
Kernersville, NC 27284