STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL092204	A. BUILDING: **01** B. WING _____	**08/28/2019**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SPRING ARBOR OF CARY	**1705 KILDAIRE FARM ROAD** **CARY, NC 27511**

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C 000	Initial Comments Construction Section Biennial Survey report by Frank Strickland and Suzanna Fay conducted on 08/28/2019: Records indicate this facility was first licensed on 07/27/2017 and is currently licensed for 80 Beds. Therefore, this facility was surveyed for conformance with the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure and applicable portions of the 2012 Edition of the North Carolina Building Code(s), I-2 Institutional Occupancy. Deficiencies have been cited and a 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; This Rule is not met as evidenced by:	C 101		

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C 101	Continued From page 1 1-Based on observations, this facility does not meet the Special Locking (magnetic locks) on the exit doors as allowed requirements of the NC State Building Code. The Code requires an on/off emergency release switch within 3 feet of each door. Findings on 08/28/2019: All of the magnetically locked exit doors did not have emergency on/off switches. Currently, all of the switches are momentary.	C 101		
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 has not been maintained in a safe manner by improperly storing oxygen cylinders that could potentionally expose staff and residents to a ruptured cylinder. Finndings on 08/28/2019: There are oxygen bottles that are not secured in their current stored racks located at the following locations: (a) Room 113 (b) Room 121 (c) Room 202 (d) Room 205	C 166		

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C 166	Continued From page 2 (e) Room 405	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 provide fire-safety measures to be put in place when penetrating fire-rated assemblies in a safe and operating condition. Findings on 08/28/2019: All mechanical rooms that have supply and return-air ductwork that penetrates the one-hour roof/ceiling assemblies, do not have fire protection in the Assisted Living Wing, Cottage A & Cottage B. 2-Based on observation, this facility has failed to provide fire-safety measures to be put in place when penetrating fire-rated assemblies in a safe and operating condition. Findings on 08/28/2019: There are wire ceiling penetrations that are not fire protected in the PT/Storage Closet/100 HALL. 3-Based on observation, this facility has failed to	C 189		

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C 189	Continued From page 3 provide fire-safety measures to be put in place when penetrating fire-rated assemblies in a safe and operating condition. Findings on 08/28/2019: There is a corridor wall wire penetration that is not fire protected above the lay-in ceiling/clock in the Main Kitchen. 4-Based on observation, this facility has failed to provide fire-safety measures to be put in place when penetrating fire-rated assemblies in a safe and operating condition. Findings on 08/28/2019: There are wire ceiling penetrations that are not fire protected in the Electrical Closet/400 HALL. 5-Based on observation, this facility has failed to maintain the building in a safe and operating condition. Findings on 08/28/2019: The following corridor doors are wedged in the open position by devices that do not prevent the passage of fire and/or smoke: (a) Kitchen Pantry door (b) PT Room/100 HALL (c) Spa/100 HALL (d) Staff Station/200 HALL 6-Based on observation, this facility has failed to be maintained in a safe and operating condition. Findings on 08/28/2019: The following corridor doors are out of adjustment that do not prevent the passage of fire and/or smoke: Finding on 08/28/2019:	C 189		

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C 189	Continued From page 4 (a) Room 207 (b) Room 217 (c) Double Access Kitchen Doors (d) Room 411 7-Based on observation, this facility has failed to be maintained in a safe and operating condition. Findings on 08/28/2019: Fire-blocking has been knocked out due to the installation of a HVAC condensate line that is located in the attic/Cottage A next to the Mechanical Room door at the floor level. 7-Based on observation, this facility has failed to maintain the building in a safe and operating condition. Findings on 08/28/2019: Sprinkler escutcheons are missing at the following locations: (a) Kitchen/Walk-in Freezer (b) Soiled Linen/200 HALL (c) Nurse's Station/300 HALL (d) Cottage A/ADM Office 8-Based on observation, this facility has failed to maintain the plumbing fixtures in a safe and operating condition. Findings on 08/28/2019: The toilet is secured to the floor that is located in Room 113. 9-Based on observation, this facility has failed to maintain the Kitchen Appliances in a safe and operating condition. Findings on 08/28/2019: The ice-maker does not have a 2" airgap from the	C 189		

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C 189	Continued From page 5 condensate line to the floor drain.	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 maintain the mechanical exhaust system in good repair. Findings on 08/28/2019: The Spa/Bathroom's exhaust fan is not operational in the 100 HALL..	C 199		