Harmony
at Brookberry Farm

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To: DHSR Construction **From:** Mashanda Patterson

Fax: 919-733 6592 **Pages:**

Phone: **Date** 12/29/23

Re: POC **cc:**

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STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL034112	A. BUILDING: 01 B. WING _____	11/08/2023

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HARMONY AT BROOKBERRY FARM	512 BROOKBERRY HEIGHTS CG WINSTON-SALEM, NC 27106

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C 000	Initial Comments Report of a Construction Section Biennial Survey by Suzanna Fay conducted on November 08, 2023. Records indicate this facility was first licensed on October 25, 2021 for 121 beds. Based on this information, the facility was surveyed for conformance using the 2005 Rules for the Licensing of Adult Care Home of Seven or More Beds and the 2012 Edition of the NC State Building Code(s), Institutional Occupancy. Deficiencies were cited that require a Plan of Correction	C 000		
C 132	Bathrooms-Must Provide Privacy SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (5) The bathrooms and toilet rooms shall be designed to provide privacy. Bathrooms and toilet rooms with two or more water closets (commodes) shall have privacy partitions or curtains for each water closet. Each tub or shower shall have privacy partitions or curtains; This Rule is not met as evidenced by: 1. Observations revealed that the bathrooms did not provide privacy partitions. Findings on November 8, 2023: a. Secured AL Central Bath - neither the shower nor tub have privacy curtains. b. Second Floor Central Bath - neither the shower nor tub have privacy curtains.	C 132	Shower curtain rod with privacy curtain will be installed Jan 2024 Until the installation a room divider will be in place.	

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE TITLE (X6) DATE

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C 154	Continued From page 1	C 154		
C 154	Entrances/Exits-Wanderer Alarms SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (4) In homes with at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer, each exit door accessible by residents shall be equipped with a sounding device that is activated when the door is opened. The sound shall be of sufficient volume that it can be heard by staff. If a central system of remote sounding devices is provided, the control panel for the system shall be located in the office of the administrator or in a location accessible only to staff authorized by the administrator to operate the control panel. This Rule is not met as evidenced by: 1. Based on observation and interview, the facility did not equip each exit with a sounding device as required when there is at least one resident who is disoriented or a wanderer. Findings on November 8, 2023: a. Secured AL - interview with staff revealed that the facility has at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer. The sounding device on the main entry doors did not alarm when the doors were opened. b. Secured AL Exit Stair 5 Level 1 - the sounding device worked intermittently when the door was opened. c. Secured AL Dining - the exterior door's sounding device was off and did not alarm when the door was opened. This was corrected at the	C 154	SAL doors have an alarm Inservice will take place for all team members Jan 2024 SAL entry doors will have a new access panel installed Jan. 2024 with sounding alarms Completed on site 11-2023	

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C 154	Continued From page 2 time of survey. d. Secured Courtyard - interview with staff revealed that the facility has at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer and the exit gates (two total) in the courtyard are not equipped with sounding devices.	C 154	Sounding alarms have been ordered. will be installed and Inservice completed with all staff after installation Jan. 2024	
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 safe condition. Findings on November 8, 2023: a. Secured AL Courtyard - there are two open electrical boxes in the ground outside of the gates on either side of the sidewalk.	C 160	completed 11/8/2023	
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 3 facilities. This Rule is not met as evidenced by: 1. Observations revealed that the walls, ceilings and floors were not kept clean and in good repair. Findings on November 8, 2023: a. First Floor, Secured AL Laundry - the exhaust fan had a heavy accumulation of dust on the grille. b. Third Floor - a section of the ceiling grid is loose by Room 340. c. Room 301 Bath - there is a 12" square purple stain on the floor in front of the shower. d. Room 320 - there is a ding in the wall behind the door where the door handle has damaged the wall. e. Second Floor Storage Room by Central Bath - there is a tan colored microbial growth on the interior face of the door.	C 164	Maintance Director that starts on Jan 8th 2024 will be working with an exhaust cleaning company to clean, install and correct all things that are listed on the POC This will be an ongoing project starting in Jan 2024	
C 185	Fire Safety-Rehearsals on Each Shift SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0309 PLAN FOR EVACUATION (b) There shall be rehearsals of the fire plan quarterly on each shift in accordance with the requirement of the local Fire Prevention Code Enforcement Official. (c) Records of rehearsals shall be maintained and copies furnished to the county department of social services annually. The records shall include the date and time of the rehearsals, the shift, staff members present, and a short description of what the rehearsal involved. (f) This Rule shall apply to new and existing facilities.	C 185	Fire alarm rehearsal was completed. for all shifts Nov. 2023	

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C 185	Continued From page 4 This Rule is not met as evidenced by: 1. Review of records revealed that the facility did not have records of the fire rehearsals conducted quarterly on each shift. Findings on November 8, 2023: a. Interview with staff revealed that they did not have records available of the fire rehearsals prior to the start of employment for the current Maintenance Director.	C 185	Fire drill for Nov 2023 recorded in TELS system	
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 there is a failure to 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 November 8, 2023: a. The roll down fire door between the Kitchen and the Tanglewood Dining Room is not operational. It did not release with the manual	C 189	Fire panel completed Dec. 2023 All Fire doors work co correctly 12 2023 Door vendor will be providing quote Jan 3rd 2024	

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C 189	Continued From page 5 wall device and it did not release on the activation of the fire alarm. b. Third Floor - the left door of the fire doors entering the AL side did not latch when released by the fire alarm. c. First Floor - one of the fire doors near the entrance to the secured area did not latch when released by the fire alarm. d. First Floor Country Kitchen - the right hand door did not latch when released by the fire alarm. 2. 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 or walls could allow fire and smoke to spread beyond the area of origin. Findings on November 8, 2023: a. Mechanical Room off of the Kitchen - there is a 1/2" unsealed cable penetration in the wall between the ducts. There is a 2" hole cut into the wall to run a plumbing line. There are openings above one duct and below another where they penetrate the back wall. There is a 1/2" unsealed conduit penetration in the ceiling. The top trim is missing over the door leaving a gap between the wall and the top of the door frame. b. Riser Room - there is one conduit in the back corner not sealed where it penetrates both walls. c. Activity Room - there is one escutcheon ring missing on the sprinkler head by the office. d. First and Third Floors - there was a pattern of access panels open to the attic space above. e. First Floor Half Bath by the Nurses' Station - there is an open junction box in the ceiling. f. First Floor Central Bath - there is an open junction box in the ceiling. g. First Floor Technology Room - there is a 3"	C 189	Monitoring company FESS and BPF will be on campus Jan 2024 to meet the new Manit Dir and review this POC. items listed There will be plan of correction that will be generated from the vendors to community up to code and fire safe staff training and drills will be completed monthly to insure safety	

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C 189	Continued From page 6 diameter unsealed penetration in the ceiling along the right wall. h. Maintenance Office - there is a 24" x 30" hole cut into the ceiling to repair a leak that has not been patched. i. First Floor Toilet by Technology - there is an open junction box in the ceiling. j. Third Floor Laundry across from the Salamander Activity Room - the sprinkler head is missing its escutcheon ring. k. Room 309 Bath - the fan cover is loose and not secure to the ceiling leaving a gap in the fire resistant rated ceiling. l. Mechanical across from Room 303 - there is an opening in the fire resistant rated ceiling where the duct penetrates the ceiling. m. Electrical Room across from Room 217 - the junction box for the heat detector is skewed leaving a hole in the fire resistant rated ceiling. Also the base of the light is detaching and pulling away from the ceiling and the sprinkler head is missing its escutcheon ring. 3. 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 November 8, 2023: a. Mechanical Room off of the Kitchen - the door latch was taped and covered so that it did not automatically close and latch. b. Mechanical Room near the AL entry doors - the door does not automatically close and latch when released. c. Third Floor Laundry - there are clothes on hangers over the door handle at the door	C 189	completed 12 2023	

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C 189	Continued From page 7 between the Laundry Room and the Linen Room and there are boxes on the floor in front of the door. Both items are preventing the door from closing and latching. d. Third Floor Laundry - all of the closer bars have been removed from the Laundry Room doors off of the corridors and between the rooms (three total.) e. Room 301 - the latching device is damaged and the bolt is engaged so that the door does not close and latch. f. Third Floor Nurses' Station - the office by the Pharmacy is missing door hardware so that it does not latch. This also leaves holes for the passage of smoke. 4. Observations revealed that the electrical equipment is not maintained in a safe and operating condition. Findings on November 8, 2023: a. Bistro, right Mechanical Room - a junction box has fallen off of the wall and the cover plate is not secure. b. Third Floor Technology Room by Medical Office - one of the electrical boxes is missing a cover plate. 5. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition. Findings on November 8, 2023: a. Secured AL Half Bath by the Nurses' Station - the flush valve on the toilet is damaged. 6. Based on observation the facility's fire safety components are not being maintained in a safe operable manner. Doors were blocked open or held open by unapproved devices or methods. All	C 189	locksmith will be in community to install new door knob and change locks on some doors Jan 2024 Completed completed Completed Completed completed	

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C 189	Continued From page 8 the occupants in the facility could be effected if doors cannot be closed or closed rapidly so as to limit the spread of smoke and fire to the area of origin. Findings on November 8, 2023: a. Room 320 - there is a wedged device holding the door open. 7. 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 November 8, 2023: a. Room 202 - the smoke detector in the Kitchen area is missing its battery and is chirping. 8. Observations revealed that the mechanical equipment is not maintained in a safe and operating condition. Findings on November 8, 2023: a. Room 202 - the thermostat has been removed from the wall.	C 189	Completed completed completed	
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:	C 199	New vendor is being approved. and will walk the community. to come up with a plan and cost to correct all exhaust concerns listed this will be an ongoing project. for spring 2024	

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C 199	Continued From page 9 (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 specified spaces. Lack of ventilation allows for the build up humidity that can cause mildew and slick areas and prevents the dissipation of odors. Findings on November 8, 2023: a. Secured AL Trash Room by 134 - the exhaust fan is not working. b. Room 109 Bath - the exhaust fan is not working.	C 199		