941 Goins Road
Pembroke, NC 28372
910-521-0040
910-521-3266 Fax

Morning Star Assisted Living

Fax

To:	DHSR Construction Section	Fax:	919-733-6592
From:	Anthony Hunt	Date:	12/17/24
Re:		Pages:	
Cc:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Attn: Suzanna Fay

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

December 2, 2024

Karen Hunt, Owner/Administrator (via email only)
941 Goins Road
Pembroke, NC 28372

RE: Morning Star AL #4 – ACH Biennial Follow-up Construction Survey
941 Goins Road
Pembroke (Robeson County)
FID #921057

Dear Ms. Hunt:

On **November 14, 2024**, a Biennial Follow-up Construction Survey was conducted at your facility by the Construction Section of the Division of Health Service Regulation to determine if your facility was in compliance. As a result of this survey, your facility is not in substantial compliance due to uncorrected deficiencies. Failure to correct the outstanding deficiencies may jeopardize the status of your license. Corrections are required and a **Signed Plan of Correction** must be submitted.

Plan of Correction (POC)

A POC for the deficiencies must be submitted December 17, 2024.

Your POC for the deficiencies must contain the following:

- What corrective action(s) will be accomplished by the facility to correct the deficient practice;
- How you will identify other life safety issues having the potential to affect residents by the same deficient practice and what corrective action will be taken;
- What measures will be put into place or what systemic changes you will make to ensure that the deficient practice does not recur; and,
- How the corrective action(s) will be monitored to ensure the deficient practice will not recur, i.e., what quality assurance program will be put into place.
- Include dates when corrective action will be completed. The corrective action dates must be acceptable to the State. Any completion date greater than **15** days from date of survey requires a written waiver from DHSR – Construction Section.

- Corrective action must begin immediately.

Your Signed Plan of Correction can be:

Mailed to: DHSR Construction Section
2705 Mail Service Center
Raleigh NC 27699-2705

Faxed to: (919) 733-6592

Emailed to: DHSR.Construction.Admin@dhhs.nc.gov

Please do not hesitate to call us if you have questions or if we can be of further assistance.

Sincerely,

Suzanna Fay

Suzanna Fay
Biennial Institutional Engineering Surveyor
DHSR – Construction Section

cc: DHSR – Adult Care Licensure Section
County Building Inspection Department – with attachment (via email only)
Robeson County DSS – with attachment (via email only)

PRINTED: 12/02/2024
FORM APPROVED

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL078067	A. BUILDING: 01 B. WING _____	R 11/14/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
MORNING STAR AL #4	941 GOINS ROAD PEMBROKE, NC 28372

(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 Biennial Follow Up Construction Survey by Suzanna Fay conducted on November 14, 2024. There are deficiencies cited in the Biennial Construction Survey that remain to be corrected.	{C 000}	(C116) enclozed is a copy of notes regarding the replacement of the fire panel in Building #4. Spoke with Richard Cummings of the Robeson County zoning board. (910-272-6520) 101 N. Elm St. Lumberton NC 28358. no new Circuits were added when the fire panel was replaced. and it did not need a permit from their office. They did advise me to consult with the Robeson County fire marshalls office. Talked with Quotin Hunt intern fire marshall of Robeson County (910-671-3152), 38 legend road Lumberton NC 28358. Panel was replaced and no new smoke detectors or pull stations were added. no permit was required from the Robeson County fire marshals office. Moving forward any thing new that is added, Construction will be notified before work begins.	
{C 116}	Plans Submittals and Approvals SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted by the applicant or appointed representative and reviewed by the Division. (d) Any changes made during construction shall require the approval of the Division to assure that licensing requirements are maintained. (e) Completed construction or remodeling shall conform to the requirements of this Section	{C 116}		

Division of Health Service Regulation
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE TITLE (X6) DATE

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	HAL078067	A. BUILDING: 01 B. WING _____	R 11/14/2024

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MORNING STAR AL #4	941 GOINS ROAD PEMBROKE, NC 28372

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{C 116}	Continued From page 1 including the operation of all building systems and shall be approved in writing by the Division prior to licensure or occupancy. Within 90 days following licensure, the owner or licensee shall submit documentation to the Division that "as built" drawings have been received from the builder. (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 did not submit plans when construction or remodeling occurred. Findings on November 14, 2024: a. The fire alarm panel has been replaced within the last 12 months and there is not a record that plans were submitted to DHSR/Construction for review.	{C 116}		
{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.	{C 189}	All American fire protection 159 S. main St. Spring Lake NC. 28390 (910-496-0600) is Scheduling a day and time to come out and fix the issue with the tampers switch. work will be completed by 1/14/25. This will be monitored by Anthony Hunt (owner) 910-494-4584. to make sure all repairs are completed in accordance with laws and regulations.	

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FORM APPROVED

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MORNING STAR AL #4	941 GOINS ROAD PEMBROKE, NC 28372

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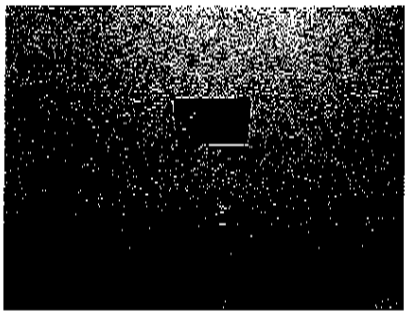
{C 189}	Continued From page 2 This Rule is not met as evidenced by: 3. Based on observation the facility's fire safety equipment is not maintained in operating condition. Failure to maintain fire safety equipment in operating condition could affect occupants of the facility if the equipment could not operate properly to suppress a fire. Findings on November 14, 2024: b. The most current Sprinkler Inspection, dated 2/2024, indicated that the tamper switch had failed and there was not documentation that this has been repaired. 7. Observations revealed that the building was not maintained in a safe and operable condition. Findings on November 14, 2024: a. The courtyard gate is equipped with a magnetic locking system. The electromagnetic lock has been repaired but did not release upon activation of the fire alarm.	{C 189}		



All Americ

FIRE PROTECT

All American Fire Protection

159 South Main Street
Winston-Salem, NC 27101

Powered by SERVICE TRADE

Show:
All Time
Monday, December 9, 2024
Monday, March 28, 2022
Friday, March 18, 2022
Friday, March 11, 2022
Monday, February 28, 2022

Powered by [redacted]

DEC/17/2024/TUE 01:07 PM Morning Star FAX No. 9105213266 P. 016/017

All American Fire Protection
PO Box 437
Spring Lake, NC 28390
910-496-0600

Bill To
Morning Star Assisted Living
PO Box 310
Wade, NC 28395

Invoice No.	**11139815**
Invoice For	**Repair Job #23585914 (03/18/2022 - 03/28/2022)**
Transaction Date	12/6/2021
Due Date	12/6/2021 (Due Upon Receipt)

Service Location
Morning Star Assisted Living
941 Goins Road
Pembroke, NC 28372

Code	Item	Svc	Qty	Unit Price	Tax	Amt
	LABOR ALARM	AL	40	$105.00	–	$4,200.00
	MATERIAL	AL	1	$4,272.46	$299.07	$4,571.53

Code	Item	Svc	Qty	Unit Price	Tax	Amt
					SUBTOTAL	$8,472.46
					TAX @ 7%	$299.07
					GRAND TOTAL	**$8,771.53**

DEC/17/2024/TUE 01:07 PM Morning Star FAX No. 9105213266 P. 017/017