STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL001134	A. BUILDING: **01** B. WING _____	R **04/18/2024**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
THE OAKS OF ALAMANCE	**1670 WESTBROOK AVENUE BURLINGTON, NC 27215**

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{C 000}	Initial Comments Report of a Biennial Follow Up Construction Survey by Ed Miller, conducted on April 19, 2024. There were deficiencies not completed from the Biennial Survey that require a new Plan of Correction.	{C 000}		
{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. Based on observation, the outside grounds were not maintained in a clean and safe condition. Findings on April 18, 2024: b. Exterior, SCU Side - this perimeter sidewalk does not have a smooth stable transition with the adjacent ground and the edges of the sidewalk. g. Exterior, Sidewalks near Dining - the generator has 5 large cables, 2 extension cords and a ground wire running across the sidewalk, creating multiple tripping hazards.	{C 160}		
{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	{C 164}		

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{C 164}	Continued From page 1 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 facilities. This Rule is not met as evidenced by: 2. Based on observation, the mechanical systems were not kept clean and in good repair. Findings on April 18, 2024: d. 200 Hall, Living Room - the HVAC supply and return grilles, with their radiation dampers, had an excessive accumulation of dust/lint on them.	{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, the building's electrical system was not free of all obstructions and hazards. Findings on April 18, 2024: a. 100 Hall, Med Room - a Med Cart was stored in front of the electrical panel, limiting the required 36-inches by 30-inches minimum clear working space to zero-inches. Facility Staff corrected this deficiency before the Construction Surveyor left the site.	{C 166}		

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{C 184}	Fire Safety-Evacuation plan SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0309 PLAN FOR EVACUATION (a) A written fire evacuation plan (including a diagrammed drawing) which has the written approval of the local Code Enforcement Official shall be prepared in large print and posted in a central location on each floor of an adult care home. The plan shall be reviewed with each resident on admission and shall be a part of the orientation for all new staff. (f) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Based on Observation, the Facility failed to properly post and maintain the evacuation diagrams. This would affect all by not providing proper guidance during an emergency. Findings on April 18, 2024: a. 200 Hall, Exit near Bedroom 213- the mounted evacuation diagram was not oriented for where it was located in the facility. The diagram must be properly oriented. As you stand looking at the diagram, the evacuation route shown on the right shall be to your right etc.	{C 184}		
{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)	{C 189}		

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{C 189}	Continued From page 3 which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observations, the fire-resistance -rated (FRR) construction enclosures which provide protection to residential areas from hazardous areas are not in safe and operating condition. Hazardous areas requirements are 1-hour FRR constructed walls and ceilings with 45-minute rated self-closing doors or doors that close automatically on fire alarm actuation. This could affect All if smoke/flames are not contained to the hazardous areas. Findings on April 18, 2024: b. 100 Hall, Bulk Laundry - the corridor door (45 min rated and self-closing) did not close and latch into its frame using its own power. c. 200 Hall, Mech Room near Bedroom 213 - the corridor door (45 min rated and self-closing) did not close and latch into its frame using its own power. 2. Based on observations, the building fire safety was not maintained in a safe and operating condition. This could expose all to fire/smoke if not contained in the room of origin. Findings on April 18, 2024: c. 200 Hall, Mech Room near Bedroom 213 - there were 2 conduits not firestopped as they penetrate the fire-resistance-rated ceiling assembly. 3. Based on observation, the building was not maintained in a safe and operating condition, because the commercial kitchen hood's fire suppression system lacks the inspections, maintenance, and documentation needed to ensure a properly working system. This could affect residents, staff, and visitors if the	{C 189}		

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{C 189}	Continued From page 4 commercial kitchen hood's suppression system does not work properly when needed. Findings on April 18, 2024: a. Kitchen -since October 2023, when the last semi-annual maintenance was performed on the commercial kitchen hood's fire suppression system, there has been no documentation of the monthly in-house/owner inspections. 4. Based on observation, the smoke tight corridor doors are not maintained in a safe and operating condition. Findings on April 18, 2024: b. 100 Hall, Bedroom 108 - the corridor door hits its frame and will not close and latch. c. 100 Hall, Bedroom 112 - when the corridor door was closed, there was a 3/4-inch gap between the face of the door leaf and the doorframe stops. This exceeds the allowable gap of ½-inch for a sprinklered building. New Finding on April 18, 2024: hh. 200 Hall, Activity Room - the pair of corridor doors do not latch into their frame when closed. 6. Based on observation, the Facility failed to maintain the electrical system in a safe and operating condition. Findings on April 18, 2024: a. Entry Hall, Transportation Office - a multi-plug adaptor, without integral overcurrent protection, was attached to an electrical power receptacle. Facility Staff corrected the deficiency before the Construction Surveyor left the site. d. 200 Hall, Bedroom 215-Bathroom - above the sink was a light fixture that was missing one of its three lights. This open socket does not guard against accidental contact of the energized electrical components within the socket. e. 200 Hall, Porch near Bedroom 213 - the	{C 189}		

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{C 189}	Continued From page 5 ground-fault circuit-interrupter (GFCI) electrical power receptacle does not have electrical power; therefore, it could not be tested for ground fault. 6. Based on observation, the Building Sprinkler System was not maintained in a safe and operating condition. This would affect all if fire were not contained in the room of origin. Findings on April 18, 2024: b. 100 Hall, Bedroom 104 - a concealed fire sprinkler escutcheon plate has dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to enter the attic. g. 100 Hall, Bedroom 128-both Residents Closets - the concealed fire sprinkler escutcheon plates have dropped from the ceiling, exposing openings around the sprinklers that allow fire and smoke to enter the attic. h. 100 Hall, Kitchen Housekeeping - a concealed fire sprinkler escutcheon plate had dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to enter the attic. i. 100 Hall, Kitchen Pantry - a concealed fire sprinkler escutcheon plate had dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to enter the attic. j. 100 Hall, Kitchen Cooler - the fire sprinkler head was loaded with lint. This may increase the sprinkler head's response time to a fire. m. 200 Hall, Bedroom 204-Bathroom - a concealed fire sprinkler escutcheon plate had dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to enter the attic.	{C 189}		