STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL058010	A. BUILDING: **01** B. WING _____	C **06/12/2024**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
VINTAGE INN RETIREMENT COMMUNITY	**826 EAST BOULEVARD HWY 17 N BYPASS WILLIAMSTON, NC 27892**

(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 Construction Section Complaint Survey by Chris Sluder on June 12, 2024. The complaint alleged that the air conditioning was not functioning This facility was licensed on September 25, 1989 as a Home for the Aged and is currently licensed for 122 Beds including a 50 Bed Special Care Unit. Therefore, this facility was surveyed for conformance with the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More residents, the 1987 Minimum Standards and Regulations for Homes for the Aged in effect at time of initial licensure.and the 1978 (Revision 10) Edition, of the North Carolina Building Code(s), Institutional Occupancy. The complaint was substantiated. Deficiencies were cited which will require a plan of correction.	C 000		
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: Based on observation and interview, the facility has not maintained all mechanical equipment in an operating condition.	C 189		

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C 189	Continued From page 1 Findings on June 12, 2024: Interview with facility staff confirmed that several of the Air Conditioning units had broken down affecting the front left hall, West Wing, and the rear left hall, South Wing. Further interview with staff revealed a HVAC Contractor had been at the facility that morning and had performed some repairs. Staff indicated the HVAC Contractor was going to return and 'replace two units'. The Surveyor and Facility staff began a tour of the facility heading toward the front left hall, West Wing. Direct observation of the thermostat located in the lobby adjacent to the Employee Lounge revealed the thermostat was set at 72 degrees. The thermostat was reading a temperature of 75 degrees. Moving down the West Wing, a thermostat identified with the number 2 was observed adjacent to Room 8. Observation of the thermostat for HVAC Unit 2 revealed the thermostat was set at 72 degrees. The thermostat was reading a temperature of 80 degrees. Continuing down the West Wing, a thermostat identified with the number 1 was observed adjacent to room 4. Observation of the thermostat for HVAC Unit 1 revealed the thermostat was set at 70 degrees. The thermostat was reading a temperature of 80 degrees. Proceeding out the exit to the back side of the West Wing, the first Air Conditioning condensing unit was labeled Unit 1. The unit was observed to be operating. The high pressure freon line felt cold to the touch and a condensate line adjacent	C 189		

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C 189	Continued From page 2 to the unit was dripping water indicating the unit was providing cooling. An electrical component was observed sitting on top of the disconnect for the unit. Interview with staff revealed that it was an old relay that the HVAC contractor had replaced that morning. The second Air Conditioning condensing unit was labeled Unit 2. The unit was observed to be operating. The high pressure freon line felt cold to the touch and a condensate line adjacent to the unit was dripping water indicating the unit was providing cooling. Interview with facility staff revealed that this unit had been 'freezing over'. Further interview revealed that the HVAC contractor had indicated that Unit 2 was one of the units that was going to be replaced. Continuing to the back side of the left rear hall, South Wing, the first Air Conditioning condensing unit was labeled Unit 10. The unit was observed to be operating. The high pressure freon line felt cold to the touch and a condensate line adjacent to the unit was dripping water indicating the unit was providing cooling. The next Air Conditioning condensing unit was labeled Unit 11. The unit was observed to not be in operation. Interview with staff revealed that this is the other unit that the HVAC Contractor is going to replace. Continuing inside the rear entrance, a thermostat was observed adjacent to the Nurse Station. The thermostat was set at 72 degrees. The thermostat was reading a temperature of 74 degrees. Moving down the South Wing, a thermostat identified with the number 11 was observed. The	C 189		

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C 189	Continued From page 3 unit was not running. The thermostat was reading a temperature of 78 degrees. Continuing down the South Wing, a thermostat identified with the number 10 was observed. The thermostat was set at 72. The thermostat was reading a temperature of 74 degrees. Interview with the Regional Maintenance Director revealed that the HVAC Contractor confirmed that parts are scheduled to arrive on June 17, 2024 to be installed on June 18, 2024.	C 189		