

From: [Marcus Morrow](#)
To: [SVC_DHHS.DHSR.Construction.Admin](#)
Subject: [External] FW: Construction Survey POC FOLLOW UP
Date: Friday, April 18, 2025 10:18:03 AM

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Good morning , attached you will find the signed Plan of Correction for the deficiencies found on 3/27/25 here at Brookdale Meadowmont.

Please inform us if there are further changes that must be made.

Thank you,

Marcus Morrow

Maintenance Director

From: Marcus Morrow <mmorrow5@brookdale.com>
Sent: Friday, April 18, 2025 10:11 AM
To: Marcus Morrow <mmorrow5@brookdale.com>
Subject: Construction Survey POC FOLLOW UP

Sent from my iPhone

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PRINTED: 04/01/2025
FORM APPROV

Division of Health Service Regulation		(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		A. BUILDING: 09	R 03/27/2025
(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL068008		B. WING:	
NAME OF PROVIDER OR SUPPLIER BROOKDALE MEADOWMONT		STREET ADDRESS, CITY, STATE, ZIP CODE 100 LANARK ROAD CHAPEL HILL, NC 27514	
(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)
(C 101)	Continued From page 1 Findings on March 27, 2025: a. SCU Courtyard - there was not a key available to unlock the gate. New Deficiency: 3. Based on observation and interview, it was revealed that the facility was not in compliance with code requirements in effect at the time of construction, change in service or bed count, addition, renovation or alteration. For licensed facilities equipped with special locking, for any required emergency release switch that is of the locking type, all staff that are responsible for the evacuation of the occupants of the locked unit must carry emergency release switch keys. Findings on March 27, 2025: a. Interview of staff revealed that none of the staff working in the locked unit knew where a key was to unlock the gate and did not carry them on their person.	(C 101)	(C 101) POC a Key has been provided on location at the Memory Care exit door. This key is available for all staff to use at the emergency release switch for the gate.
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	(C 116)	(C 116) POC Copies of Construction Documents have been requested from the Corporate division of Brookdale Senior Living, related to the Fire Panel replacement

Health Service Regulation
RM

W4F622

If continuation sheet 2 of 7

Marion Monor

Division of Health Service Regulation		(X2) MULTIPLE CONSTRUCTION		COMPLETED
STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL068008	A. BUILDING: 01	R 03/27/2025
NAME OF PROVIDER OR SUPPLIER BROOKDALE MEADOWMONT		STREET ADDRESS, CITY, STATE, ZIP CODE 100 LANARK ROAD CHAPEL HILL, NC 27514		
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(C 115)	Continued From page 3 and plans were not sent to DHSR/Construction for review and approval.	(C 115)		
(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 clean condition. Findings on March 27, 2025: a. AL Enclosed Porch - the exterior trim is rotting and the paint has flaked off below the eave vent. This work is in progress.	(C 160)	(C160) POC The exterior trim with the rotting and flaking paint is in the process of being repaired.	
(C 164)	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 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 facilities. This Rule is not met as evidenced by:	(C 164)	<i>Maranda Johnson</i>	

Division of Health Service Regulation		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:		(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 B. WING		(X3) DATE SURVEY COMPLETED R 03/27/2025
STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		HAL068058				
NAME OF PROVIDER OR SUPPLIER BROOKDALE MEADOWMONT		STREET ADDRESS, CITY, STATE, ZIP CODE 100 LANARK ROAD CHAPEL HILL, NC 27514				
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(C 164)	Continued From page 4 1. Observations revealed that the walls, ceilings and floors were not kept clean and in good repair. Findings on March 27, 2025: First Floor: c. Dining - the ceiling finish is flaking and peeling around the ceiling access panels in the back of the room. Interview with staff revealed that they had recently finished the sprinkler repairs and had not gotten to this area yet.	(C 164)	(C 164) POC The ceiling in the AL Dining has been repaired and painted. There are no areas with flaking paint.			
(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 building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings could allow fire and smoke to spread beyond the area of origin. Findings on March 27, 2025: First Floor: b. Dining - there is a gap at the sprinkler head in the back of the room. d. The sprinkler head is missing its escutcheon ring in the SCU outside of the Community	(C 189)	(C 189) POC Panels for unit access will be replaced within 5 days for these units on 2nd floor. <i>Melinda Monson</i>			

Division of Health Service Regulation		(X2) MULTIPLE CONSTRUCTION A. BUILDING 01		(X3) DATE SURVEY COMPLETED R 03/27/2025
STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL065008	B. WING	
NAME OF PROVIDER OR SUPPLIER BROOKDALE MEADOWMONT		STREET ADDRESS, CITY, STATE, ZIP CODE 100 LANARK ROAD CHAPEL HILL, NC 27514		
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(C 189)	Continued From page 5 Bathroom. Second Floor: f. There is a pattern of bathroom ceilings on the second floor where large openings are cut into the ceiling to access and replace the air handling units. The ceilings appear to be one hour rated and the openings are covered with thin plywood sheets. There are gaps in the ceiling between the panels and around the edges of the openings. m. Dumpster side Stairwell - there is a hole at the base of the sprinkler head on the third floor landing. The attic access hatch is not securely closed. n. The sprinkler head outside of the stairwell has dropped leaving a gap in the fire resistant rated ceiling. 8. Observations revealed that the mechanical equipment is not maintained in a safe and operating condition. Broken or open exhaust vents allow for pests to enter the facility. Findings on March 27, 2025: a. Third Floor Laundry - two of the flaps on the dryer exhaust vent are broken off at the exterior vent cap.	(C 189)	(C 189) Sprinkler company has been called for repair of these gaps on 3rd floor stairwell. These sprinkler heads cannot just be pushed up into ceiling. * Attic access hatch has been closed.	
(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.	(C 199)	Laundry vents for dryer exhaust Will hire aranda to reach/ access this area. It is at a level too high for maintenance technician to reach with a normal ladder. Maurice Monahan	

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL068008	(X2) MULTIPLE CONSTRUCTION A. BUILDING #1 B. WING _____	(X3) DATE SURVEY COMPLETED R 03/27/2025
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NAME OF PROVIDER OR SUPPLIER

BROOKDALE MEADOWMONT

STREET ADDRESS, CITY, STATE, ZIP CODE

100 LANARK ROAD
CHAPEL HILL, NC 27514

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(C 199) Continued From page 6
(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 March 27, 2025:
First Floor:
a. SCU Housekeeping Closet - the exhaust fan is not working. The maintenance director stated that the vent in this room is not an exhaust fan. An exhaust fan is required and, therefore, would need to have one installed.
b. SCU Laundry - the exhaust fan is not working.
c. 200 Hall Spa - the exhaust fan is not working.

(C 199)

(C 199)

(C 199) There is not a fan in this area only a return vent.
Will replace exhaust fans in SCU Laundry area and the Spa area on 2nd floor.
We will investigate whether electrical components are available for an fan to be connected and installed in this housekeeping closet.
Maurice Monor