| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: | (X2) MULTIPLE CONSTRUCTION | (X3) DATE SURVEY COMPLETED |
|---|---|---|---|
| | HAL056005 | A. BUILDING: **01**<br>B. WING _____ | **08/21/2025** |

| NAME OF PROVIDER OR SUPPLIER | STREET ADDRESS, CITY, STATE, ZIP CODE |
|---|---|
| **CHESTNUT HILL OF HIGHLAND** | **64 CLUBHOUSE TRAIL HIGHLANDS, NC 28741** |

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| C 000 | Initial Comments<br><br>Report of Construction Section Biennial Survey by Suzanna Fay conducted on August 21, 2025.<br><br>Records indicate this facility was first licensed on March 26, 1997 for 26 residents. Therefore the facility must meet the 1996 and the applicable portions of the 2025 Rules for the Licensing of Adult Care Homes and the 1996 North Carolina State Building Code -I 2 - Institutional Occupancy.<br><br>Deficiencies were noted and a Plan of Corrections is required. | C 000 | | |
| C 076 | 10A NCAC 13F .0305(g)(4) Physical Env-Corridors free of obstructions<br><br>10A NCAC 13F .0305 Physical Environment<br><br>(g) The requirements for corridors are:<br>(4) corridors shall be free of all equipment and other obstructions.<br><br>This Rule is not met as evidenced by:<br>1. Based on observation there is a failure to maintain the corridors free of all equipment and other obstructions. Corridors must maintain six feet clear for egress. Means of egress or exit paths that are obstructed or blocked could delay or hinder emergency evacuation of the occupants from the facility.<br><br>Findings on August 21, 2025:<br>a. Lower Level exit by Laundry - there is a large rolling laundry cart in the exit vestibule between the stair door and the exterior door reducing the width of the corridor and obstructing the exit. | C 076 | | |

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| C 085 | Continued From page 1 | C 085 | | |
| C 085 | 10A NCAC 13F .0306(m)(1) Physical Env-Outside Premises, Clean, Safe<br><br>10A NCAC 13F .0305 Physical Environment<br><br>(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. For the purpose of this Rule, "clean and safe condition" means free from debris, trash, uneven surfaces, and similar conditions as not to attract rodents and vermin and provide for safe movement throughout facility grounds. Creeks, ravines, ponds, pools, and other similar areas shall have safety protection. For the purpose of this Rule, "safety protection" means preventive measures, such as barriers, to block access to such areas;<br><br>This Rule is not met as evidenced by:<br>1. Observations revealed that the outside grounds were not maintained in a clean and safe condition.<br><br>Findings on August 21, 2025:<br>a. Covered Porch outside of Laundry - an eighteen inch long section of the soffit trim has broken off just outside of the door.<br>b. Covered Porch outside of Laundry - there is a green growth on the exterior walls at the corner by the exit door and at the base of the column. The wood trim around the base of the column is soft and buckling. | C 085 | | |
| C 088 | 10A NCAC 13F .0306(a)(1) Housekeeping-Clean and repaired<br><br>10A NCAC 13F .0306 Housekeeping And Furnishings | C 088 | | |

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| C 088 | Continued From page 2<br><br>(a) Adult care homes shall:<br>(1) have walls, ceilings, and floors or floor coverings that are clean, safe, and functional;<br>(e) Notwithstanding the requirements of Rule .0301 of this Section, this Rule shall apply to new and existing facilities.<br><br>This Rule is not met as evidenced by:<br>1. Observations revealed that the walls and ceilings were not maintained in a clean and safe condition.<br><br>Findings on August 21, 2025:<br>a. Lower Level Storage near exit - there are yellow water stains on the ceiling and gray mildew spots on the left wall and ceiling. | C 088 | | |
| C 121 | 10A NCAC 13F .0311(a) Building equipment maintained safe, operating<br><br>10A NCAC 13F .0311 Other Requirements<br><br>(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.<br><br>This Rule is not met as evidenced by:<br>1. 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.<br><br>Findings on August 21, 2025: | C 121 | | |

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| C 121 | Continued From page 3<br>a. Dining - the hinge is loose on the right hand door and the pair of doors hit at the top and do not close and latch.<br>b. Room 1201 - the door is rubbing on the frame and requires excessive force to close.<br><br>2. Based on observation the facility did not maintain electrical emergency/safety lighting equipment in safe operating condition. This could affect occupants of the facility if egress paths and exits were not illuminated during a power outage.<br><br>Findings on August 21, 2025:<br>a. Dining - emergency light #10 did not illuminate on test.<br>b. Stair 2 Lower Level Vestibule - emergency light #6 did not illuminate on test.<br>c. Lower Level - emergency Light #5 by Soiled Linen did not illuminate on test.<br>d. Lower Level - emergency light #4 by Electrical did not illuminate on test.<br>e. Exit by Laundry - the exit/emergency light over the exterior door did not illuminate on test.<br>f. Upper Level - emergency light #18 by the Administrator's Office did not illuminate on test.<br>g. Upper Level - emergency light #16 at the cross corridor doors by 1301 did not illuminate on test.<br>h. Stairwell by 1301 - emergency light #15 did not illuminate on test.<br><br>3. Based on observation electrical equipment has not been maintained in a safe and operating manner.<br><br>Findings on August 21, 2025:<br>a. Lower Level, Women's Half Bath - the electrical outlet does not have power.<br><br>4. Based on observation the facility's fire safety | C 121 | | |

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| C 121 | Continued From page 4<br>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 did not function during a fire.<br><br>Findings on August 21, 2025:<br>a. Room 1307 - the sprinkler head in front of the Mechanical Closet has a green patina indicating a corroded head.<br><br>5. 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.<br><br>Findings on August 21, 2025:<br>a. Room 1307 - the escutcheon ring on the sprinkler head in front of the Mechanical Closet has dropped leaving a gap in the fire resistant rated ceiling.<br>b. Upper Level Stair by 1301 - a 24" x 36" hole has been cut into the stair wall to conduct repairs and has not been patched leaving a hole in the fire resistant rated wall.<br><br>6. 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 affected if doors do not completely close and latch to help limit the spread of smoke or fire to the area of origin.<br><br>Findings on August 21, 2025:<br>a. The right hand door of the cross corridor doors by Room 1109 is dragging on the carpet and did not close when released by the fire alarm. | C 121 | | |

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| C 131 | Continued From page 5 | C 131 | | |
| C 131 | 10A NCC 13F .0311(g)(1-5) Other-Exhaust ventilation<br><br>10A NCAC 13F .0311 Other Requirements<br><br>(g) The spaces listed in this Paragraph shall have an exhaust system per the North Carolina State Building Code. Exhaust vents shall be vented directly to the outdoors:<br>(1) soiled linen storage;<br>(2) soiled utility room;<br>(3) bathrooms and toilet rooms;<br>(4) housekeeping closets; and<br>(5) laundry area.<br><br>This Rule is not met as evidenced by:<br>1. Observations revealed that the facility did not maintain exhaust ventilation in specified spaces. Lack of ventilation allows for the build up of humidity that can cause mildew and prevents the dissipation of odors.<br><br>Findings on August 21, 2025:<br>a. Lower Level Women's Half Bath - the exhaust fan is not working. | C 131 | | |