STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	0013806	A. BUILDING: _____ B. WING _____	R 05/29/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
GREENBRIAR APARTMENTS LLC	1350 JEFFERSON STREET BARABOO, WI 53913

(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
{U 000}	INITIAL COMMENTS On 05/29/2024, Surveyor conducted a complaint investigation and verification visit at Greenbriar Apartments. Complaint was unsubstantiated. 2 deficiencies were identified. 2 deficiencies were repeat deficiencies. Under statutory provisions of Wis. Stat. Ch. 50, a $200 revisit fee is being assessed. Census 19	{U 000}		
U 189	89.28(1) Risk Agreement (1) REQUIREMENT As a protection for both the individual tenant and the residential care apartment complex, a residential care apartment complex shall enter into a signed, jointly negotiated risk agreement with each tenant by the date of occupancy. This Rule is not met as evidenced by: Based on record review and interview the provider did not enter into a signed, jointly negotiated risk agreement with each tenant by the date of occupancy. The provider did not have risk agreements for 3 of 3 tenants reviewed. Findings include: This is a recite from SOD# JGBW11 dated 12/15/2021, and SOD#JGBW13 dated 10/30/2023.	U 189		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE | TITLE | (X6) DATE

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U 189	Continued From page 1 On 05/29/2024, Surveyor reviewed Tenant 30's facility file. Tenant 30's facility file had a risk agreement partially filled out and only signed by the previous administrator. On 05/29/2024, Surveyor reviewed Tenant 35's facility file. Tenant 35's facility file had a risk agreement partially filled out and only signed by the previous administrator. On 05/29/2024, Surveyor reviewed Tenant 37's facility file. Tenant 37's facility file had a risk agreement partially filled out and only signed by the previous administrator. On 05/29/2024 at approximately 1:30 PM, Surveyor interviewed Caregiver K. Caregiver K stated s/he had given the previous administrator a list of Tenants who needed to have risk agreements filled out and signed. Caregiver K stated it didn't appear the risk agreements had been completed, only started.	U 189		
{U 268}	89.34(17) TENANT RIGHTS Rights of tenants. A tenant of a residential care apartment complex shall have all the rights listed in this section. These rights in no way limit or restrict any other rights of the individual under the U.S. Constitution, civil rights legislation or any other applicable statute, rule or regulation. Tenant rights are all of the following: (17) SAFE ENVIRONMENT. To a safe environment in which to live.	{U 268}		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	0013806	A. BUILDING: _____ B. WING _____	R 05/29/2024

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{U 268}	Continued From page 2 This Rule is not met as evidenced by: Based on observation and interview the provider did not ensure a safe environment in which to live. Findings include: This is a recite from SOD # JGBW13 dated 10/30/2023. On 05/29/2024 at approximately 11:54 AM, Surveyor toured the facility. The following was observed on tour of the facility: 1.) Empty room 30 was left unsecured, marked with a paper stating "storage", bare wires were hanging out of the wall and the carpeting was badly stained. 2.) Tenant 33's room had badly stained carpeting. 3.) Tenant 35's room had a strong urine odor, brown matter on the floor of the bathroom and brown matter all over the toilet creating an infection control risk. 4.) Behind the three dryers in the laundry room there was laundry sheets, a sock, and thick lint on the dryer vents, creating a fire hazard. 5.) Tenant 38's room had broken trim around the door leaving sharp edges. 6.) Tenant 39's room had multiple holes in the door and walls creating sharp edges. The trim on the outside of the door was broken creating a sharp edge. The flooring in the bathroom had broken ceramic tiles leaving sharp edges. On 05/29/2024 at approximately 1:30 PM,	{U 268}		

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{U 268}	Continued From page 3 Caregiver K stated Tenant 39's room was not going to get fixed until Tenant 39 moved out because everything keeps getting broken. Caregiver K stated Tenant 39 was currently on a 30 day discharge notice because his/her care needs could not be met by the facility. Caregiver K stated the facility has a maintenance guy who is redoing the rooms as tenants move out.	{U 268}		