STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	0017569	A. BUILDING: _____ B. WING _____	06/05/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
WHITETAIL ESTATES RIVER BLUFF LLC	910 RIVER BLUFF DR MANITOWOC, WI 54220

(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
N 000	Initial Comments On 05/30/2024 with additional information gathered through 06/05/2024, Surveyors conducted an abbreviated survey at Whitetail Estates River Bluff LLC, as a result four deficiencies were identified. Census: 7	N 000		
N 504	83.46(1)(c) Heating system maintenance. Heating. The CBRF shall maintain the heating system in a safe and properly functioning condition. The CBRF shall ensure that a heating contractor or local utility company completes all of the following maintenance and makes available to the facility documentation of the maintenance performed: 1. An oil furnace shall be serviced at least once each year. 2. A gas furnace shall be serviced at least once every 3 years. 3. The CBRF shall have a chimney inspected at intervals corresponding with the heating system service under subd. 1. or 2. This Rule is not met as evidenced by: Based on observation, record review and interview, the provider did not ensure the facility's heating system was inspected at least once every 3 years. Findings include: On 05/30/2024, at approximately 11:05 AM, during a facility tour with Administrator A, Surveyors observed the facility was heated by 2 gas-powered furnaces installed in the lower level of the facility. Surveyors observed the last	N 504		

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

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N 504	Continued From page 1 service date listed on 2 of 2 furnaces was completed on 05/21/2021. On 05/30/2024, Administrator A provided Surveyors with documentation containing the facility's heating system inspections. The documentation noted the furnace inspections were completed on 05/21/2021. Surveyors were unable to locate a completed inspection of the heating system within the last 3 years. Administrator A acknowledged the inspections for both furnaces were not completed but were scheduled for July 2024.	N 504		
N 530	83.47(3) Fire inspection. Fire inspection. The CBRF shall arrange for an annual inspection by the local fire authority or certified fire inspector and shall retain fire inspection reports for 2 years. This Rule is not met as evidenced by: Based on record review and interview, the provider did not ensure the facility received an annual fire inspection by the local fire authority or certified fire inspector. The last documented fire inspection was completed on 01/04/2022. Findings include: On 05/30/2024 at approximately 1:25 PM, Surveyors requested the facility's annual fire inspections for 2022 and 2023. Administrator A provided Surveyors with a fire inspection completed by the local fire department on 01/04/2022. Surveyors noted there was no documented fire inspection completed for 2023.	N 530		

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N 530	Continued From page 2 Administrator A verified the most recent fire inspection was completed on 01/04/2022. Administrator A stated, "I forgot to call the local fire department last year (2023) to have them come out." Administrator A indicated s/he would call to schedule an inspection.	N 530		
N 617	83.55(6)(b) Bath and toilet areas: water temperature The CBRF shall set the temperature of all water heaters connected to sinks, showers and tubs used by residents at a temperature of at least 140°F. The temperature of water at fixtures used by residents shall be automatically regulated by valves and may not exceed 115°F, except for CBRFs serving residents recovering from alcohol or drug dependency or clients of a government correctional agency. This Rule is not met as evidenced by: Based on observation and interview, the provider did not ensure the water temperature in 1 of 1 water heaters connected to sinks, showers and tubs used by the residents, maintained a temperature of at least 140 degrees Fahrenheit. Findings include: On 05/30/2024 at approximately 10:40 AM, Surveyors toured the facility with Administrator A. Surveyors tested the sink water temperature in the north side common bathroom. The sink water temperature was 81.6 degrees Fahrenheit. Administrator A showed Surveyors the water heater located in the basement. Surveyor and Administrator A observed one water heater with a temperature of 110 degrees Fahrenheit.	N 617		

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N 617	Continued From page 3 Administrator A acknowledged the water heater temperature of 110 degrees Fahrenheit and stated s/he would reach out to the contracted plumber to have water tank temperature increased.	N 617		
N 631	83.59(1)(a) Class AS, ANA, CS, CNA 2 grade level exits All habitable floors shall have at least 2 exits providing unobstructed travel to the outside. Small class AA CBRFs licensed on or before the effective date of this section with no more than 2 habitable floors may have one exit from the second floor. Class AS, class ANA, class CS and class CNA CBRFs shall have at least 2 grade level or ramped exits to grade. This Rule is not met as evidenced by: Based on observation and interview, the provider did not ensure the facility had at least 2 grade level exits or ramped exits to grade. Findings include: This provider is currently licensed as a Class AS (semiambulatory) home for eight residents. The facility does not have a sprinkler system. The Department files did not contain any waivers approved by the Department. At the time of survey, the facility census was 7 (seven). Six (Resident 1, Resident 2, Resident 3, Resident 4, Resident 5, and Resident 6) out of the seven residents required the use of a walker. Resident 7 required the use of a wheelchair for safe mobility.	N 631		

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N 631	Continued From page 4 On 05/30/2024 at 9:00 AM, Surveyors conducted an abbreviated licensing survey. During this survey, a tour of the facility was completed. Surveyors noted a total of six exit doors from the facility (North front door, North garage service door, North rear door, South front door, South garage service door, and South rear door) that lead outside. The north and south front exit doors had 3 concrete steps down to the sidewalk, the north and south garage service exit doors had one concrete step down from the home to the garage floor and another concrete step up from the garage floor to exit out the service doors, the north rear exit door had a total of 3 steps down to the lawn, without a hard surfaced pathway to a public way and the south rear exit door was ramped to grade, with a hard surfaced pathway to a public way. Five (5) out of the six exits from the home were not at grade level or ramped to grade. The only exit the was at grade or ramped to grade was the south rear exit. The facility did not have at least 2 grade level exits or ramped exits to grade. On 05/30/2024 at approximately 10:40 AM, Surveyors observed the posted emergency exit diagram. The exit diagram identified a total of five emergency exits. The north and south front exit doors, the north and south garage service exit doors and the south rear exit door. Administrator A verified the north and south front exit doors, the north and south garage service exit doors and south rear exit door were designated as the emergency exits. On 05/30/2024 at 1:40 PM, Surveyors discussed the emergency exit concerns and the need for 2 grade level exits or ramped to grade exits with Administrator A. Administrator A indicated the	N 631		

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N 631	Continued From page 5 facility was licensed by the department in 2019 with only one exit to grade and stated, "The previous licensee only had one exit to grade and was licensed as a Class AS (semiambulatory)...I've made no changes to the exits or building structure since I took over ownership."	N 631		