STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER IDENTIFICATION NUMBER:	(X3) DATE SURVEY COMPLETED
	AL11964787	07/22/2013
NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE	
Emeritus At Jensen Beach	1700 Ne Indian River Drive Jensen Beach, FL 34957	
SUMMARY STATEMENT OF DEFICIENCIES (FINDINGS PRECEDED BY TAG AND REGULATORY IDENTIFYING INFORMATION)		

0000-Initial Comments

An unannounced Revisit survey was conducted on 7/18/13, 7/19/13 and 7/22/13 at Emeritus at Jensen Beach. Citation A152 was not corrected.

This survey was conducted in conjunction with:
Biennial Standard Relicensure Survey
Complaint Inspections CCR#s 2013001179, 2013003770 (cited at A152), and 2013004016

Reference those separate reports.

0152-Physical Plant - Safe Living Environ/Other 58A-5.023(3) FAC

Based on observation and interview, the facility failed to correct previous deficient practices related to maintaining and ensuring all structural systems and appurtenances were maintained in good working order.

The findings include:

I. Multiple observations during tours of the facility conducted and while accompanied by either the facility ' s Maintenance Director, Administrator, Resident Care Director, and/or Regional Director of Operations revealed the following concerns:

2) On around 12:42 PM, an unnamed Resident approached a Surveyor and reported the north porch was filthy from smoking and the air conditioning dripping on it. On at 2:36 PM, a wall air conditioning unit located on the non-smoking side of the front porch was observed; water draining from the unit was running across the porch in a 9 " wide stream and accumulating in a large puddle at the end where the porch met the grass. The water from the air conditioning unit represented a slipping hazard for residents traversing this area. A number of leaves and cigarette butts littered the area, the window ledges and portions of the walls were somewhat soiled, it was unsightly for this community ' s standards.
On at 8:15 AM, Resident #13 was observed sitting in this area, his walker at his side. He was interviewed and provided the following information. He sits out here two or three times a day weather permitting; the porch used to be kept immaculate but look at it now; the leaves blowing all over, cigarettes butts. When the air conditioner runs all day, it makes a little river of water about 9 " wide. I am extra careful to pick up my walker and feet when I go over it. I told Maintenance about it about a month ago but nothing

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has changed.

3) The following observations and interviews were conducted beginning at 2:45 PM:
a. Near resident . the ceiling and hallway showed signs of water damage, there were gray spots around the light fixture in an area about 4 ' x7 ', and the ceiling and three nearby rafters were heavily stained and had black spots in areas of 6 " x8 ' each. In confidential interview, the residents interview at the this has been going on for the past 6-12 months. There used to be a bucket near her door to catch the water leaking from the ceiling but they took away and she has to put her waste basket out there. She wished they would fix it, it ' s not very pretty.
b. The hallway wall near resident had in incomplete wall and ceiling repairs and was unsightly; there were signs of water damage.
c. The third floor center hallway had signs of water damage on the ceiling, and the walls had stain outlines and cracking painting from mid-wall to floor.
d. The wall located outside resident was newly repaired but stains on the ceiling and wall were still visible.
In an interview conducted at 2:54 PM the Administrator stated they have a leak in the roof; repairs are in process. The metal base for a piece of equipment installed on the roof had rotted, bottom of unit rotted, unit abandoned, having to cap off, rain water gets in, going to various places on 3rd floor. Is affecting ac on 3rd floor, has proposal, est start week of if have parts.

4) The following observations were made beginning at 2:45 PM:
a. Near resident . a split type wall air conditioning unit in the hallway had black matter on the inside of the output vents.
b. Near resident and the elevator, black matter on the air conditioning vent in the ceiling in an area about 30 " x30 " .
c. Near resident . black matter on the air conditioning vent in the hallway ceiling in an area about 26 " x26 " total.
d. Near resident . black matter on the air conditioning vent in the hallway in an area about 30 " x36 " .
e. Near resident black matter on the air conditioning vent in the hallway ceiling in an area about 26 " x26 " .
f. Between resident 305 and 307, excessive black matter on the air conditioning vent in the hallway ceiling in an 3 ' x3 ' area around vent extending to the crown molding and the wall behind the crown molding .

g. Near resident . a split type air conditioning unit in the hallway had black matter on the inside of the output vents; rust-colored drips were on the hand rail below.
h. Near resident black matter on the air conditioning vent frame in the hallway ceiling.
i. Two air conditioning vents located near resident 205 and 206 had black matter on the inner and outer slats.
j. Two air conditioning vents located near resident 105 and 106 had excessive black matter on the inner and outer slats.

5) In an interview conducted at 10:20 AM, the Administrator stated the facility was in the process of replacing cabinets. They had a number units with cabinet doors and surfaces in disrepair; the laminate and pressboard were breaking down. See Item 11. below.

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The preceding concerns were discussed with the Administrator on at 4:10 PM.

II. During 1st Floor tour conducted on beginning at 10:05 AM, the following observations were made:

1) Hallway to Resident 128 - 130: The outside of the windows and the window screens at the end of the hallway, adjacent to , appear dirty.

2) Mizner Dining : The surface of the floor is sticky. Dust, dirt and debris are observed on the floor, and the floor appears to have dirty spots in several places.

Red-colored food residue is observed on the pillars.

Food stains are observed on tablecloths at the edges around glass top covering tablecloth.

Windowsill appears to have dirt, dust and a flying insect on it.

3) Flagler Dining : Glass on decorative picture near doorway to Majestic Palm Court Hallway was spotted with food residue.

4) Majestic Palm Court Lobby: A damp musty odor was detected when first entering into the Black, mold-like substance was observed on upper half of second pillar on right, when facing toward Hallway to 123-127.

5) Hallway to 123 - 127: Several small pieces of what appeared to be cake, or something similar, were observed on carpet along base of wall outside

6) - Observation conducted on at 2:10 PM revealed the furniture in the Resident's a significant layer of dust. During interview with Resident #21 at the time of the observation, she

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stated housekeeping does not want to move her things around and dust the furniture. Resident #21 stated she doesn't want to take all the items off of the furniture and place them on her bed so housekeeping can dust underneath because then housekeeping will not be able to make her bed; therefore, the dusting does not get done.

During interview conducted with Executive Director on at approximately 2:30 PM, the Executive Director stated, "The Maintenance Director told me this resident often refuses to have them come in and clean, and she will get very upset and yell at them if they touch her belongings. I asked the Maintenance Director if these [refusals/incidents] were documented, and he said they were not."

This is an uncorrected citation from the complaint inspection CCR# 2012010661.

Class III

AHCA
FLORIDA AGENCY FOR HEALTH CARE ADMINISTRATION

RICK SCOTT
GOVERNOR

ELIZABETH DUDEK
SECRETARY

, 2013

Administrator
Emeritus at Jensen Beach
1700 NE Indian River Drive
Jensen Beach, FL 34957

Re: CCR #2013001179, #2013004016, Relicensure
and Revisit CCR #2013003770

Dear Administrator:

This letter reports the findings of a state licensure survey that was conducted on 18 - 22, 2013 by representatives from this office.

Attached is the provider's copy of the State (5000-3547) Form, which indicates the deficiencies that were identified on the day of the visit. Section 408.811(4), Florida Statutes, requires that you correct these deficiencies within thirty days of the date of this letter unless the Agency has approved another timeframe. Staff from this office will conduct a review after , **2013** to verify that the necessary corrections are in place to correct the deficiencies identified on your survey.

The Quality Assurance Questionnaire has long been employed to obtain your feedback following survey activity. This form has been placed on the Agency's website at http://ahca.myflorida.com/Publications/Forms.shtml as a first step in providing a web-based interactive consumer satisfaction survey system. You may access the questionnaire through the link under Health Facilities and Providers on this page. Your feedback is encouraged and valued, as our goal is to ensure the professional and consistent application of the survey process.

Thank you for the assistance provided to the representatives. Should you have any questions please call this office at (561) 381-5840.

Sincerely,

Arlene Mayo-Davis
Field Office Manager

AMD/jw

XG90

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