STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTIONS	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
		A. BUILDING B. WING	10/01/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
MANSION ON MAIN, THE	1420 EAST MAIN STREET, NEW ALBANY, , 47150

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES...	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION...	(X5) COMPLETION DATE
R 0000	INITIAL COMMENTS This visit was for the Investigation of Intake 471327. Intake 471327 - State Residential deficiencies related to the Intake are cited at R0148 and R0179. Survey date: October 1, 2026 Facility Number: 013994 Residential Census: 93 These State Residential Findings are cited in accordance with 410 IAC (Indiana Administrative Code) 16.2-5. Quality review completed on October 6, 2026.	R 0000		

R 0148	Sanitation and Safety Standards - Deficiency 410 IAC 16.2-5-1.5(e)(1-4) (e) The facility shall maintain buildings, grounds, and equipment in a clean condition, in good repair, and free of hazards that may adversely affect the health and welfare of the residents or the public as follows: (1) Each facility shall establish and implement a written program for maintenance to ensure the continued upkeep of the facility. (2) The electrical system, including appliances, cords, switches, alternate power sources, fire alarm and detection systems, shall be maintained to guarantee safe functioning and compliance with state electrical codes. (3) All plumbing shall function properly and comply with state plumbing codes. (4) At least yearly, heating and ventilating systems shall be inspected. During an interview, on 10/1/26 at 10:01 a.m., Resident E indicated the comforter on her bed was wet one time when she returned to her room. The water was from the roof leaking through to the ceiling above her bed. The Maintenance Director just painted the ceiling over the leak and it stopped. She was told that the facility needed a	R 0148	Please accept this submission of our Plan of Correction for R 148. It is prepared and submitted because of requirement under state and federal law. **What corrective action(s) will be accomplished for those residents found to have been affected by the deficient practice.** The Administrator and Maintenance Director have reviewed all current maintenance logs and no outstanding concerns found. **How will the facility identify other residents having the potential to be affected by the same deficient practice and what corrective action will be taken.** The Administrator will review the preventive maintenance schedule and outstanding work orders with the Maintenance Director to ensure required inspections and maintenance activities are completed within established timeframes. **What measures will be put into place or what systematic**	11/30/2026

	new roof. Someone was constantly up there patching it. She was told the new roof had to be repaired in sections. It was supposed to be done this year or next year, whenever they decided to do it. Review of the faciity work orders, on 10/1/26 at 10:23 a.m., indicated the following resident concerns were identified: - Dated 6/9/26, Resident GG indicated that she had a leak in her room and was not sure where it exactly was. She would have to show the maintenance director where it was, but she noticed it while it was raining. "Put bucket Under spot" was documented on the order. - Dated 6/26/26, Resident FF indicated she had a big leak in her room from the rain. She currently would most likely need a bucket in her room so that she didn't fall. The facility obtained bids for a new or repaired roof on the following dates: 2/19/26, 8/13/26, and 9/25/26. All three bids were from different roofing companies. During an interview with Resident G, on 10/1/26 at 10:25 a.m., he indicated the windows had been leaking ever since he moved in. When it stormed, the		**changes the facility will make to ensure that the deficient practice does not recur.** The Administrator and Maintenance Director will set up an annual hvac inspection and preventative maintenance schedule with a professional vendor to minimize issues in the community. **How the corrective action(s) will be monitored to ensure the deficient practice will not recur, i.e., what quality assurance program will be put into place.** The Administrator or Maintenance Director will conduct documented audits of the preventive maintenance program to verify compliance with the facility's written maintenance procedures and applicable regulatory requirements. The facility will conduct a full audit of apartment units to inspect that the hvac unit is working, if the unit needs to be cleaned, if there are streaks on the walls. Documented findings	

	water poured in from the top of the window by his bed, and ran down the length of the wall and under the carpeting. During an observation of the main dining room, on 10/1/26 at 10:48 a.m., Resident E pointed out the water damage to several areas of the ceiling and had been present for almost a year. One area by the kitchen door appeared 4 feet long and 1 foot wide and was brownish/yellow in color. The other area of damage was above tables 21 and 22. The damage appeared 8 feet long and 1 foot wide and was brownish/yellow in color. During an interview with the ED, on 10/1/26 at 11:55 a.m., he indicated the bids from 3 different roofing companies were sent to the home office for review and for a decision on what to do with the roof. No decision had been made at this point. During an interview with the ED, on 10/1/26 at 12:45 p.m., he indicated the former Maintenance Director would check the water temperatures and a few other things, but had no paperwork to indicate what he was checking and he did not develop a preventive maintenance program to help identify issues that needed to be addressed.		will then be scheduled for correction. Audits will be conducted **once a week for four weeks, and monthly for 3 months**. Audit findings will be reviewed through the facility's Quality Assurance/Performance Improvement (QA) or Quality Assurance process, as applicable. The Administrator or designee will be responsible for ensuring that the maintenance program remains effective, required inspections are completed on time, and corrective actions are sustained. The facility's goal is to maintain the building, grounds, and equipment in a safe, sanitary, and well-maintained condition that supports resident safety, comfort, and well-being. **By what date the systemic changes will be completed.** November 30, 2026	

	On 10/1/26 at 1:00 p.m., a review of the Maintenance Director's Job Description, dated signed on 3/18/26, included, but was not limited to, "Objective: [Name of Corporation] is a Management Company for multiple assisted living facilities in the region. The Director of Maintenance is responsible for maintenance and repairs at the community. The goal is to provide a safe, functioning community for resident, staff and family enjoyment. Primary Responsibilities:..Develop community-specific preventative maintenance schedules for resident apartments, offices and common areas both internal and external, walk the building daily to ensure all areas of the community are addressed. Perform All required maintenance according to state guideline and the needs of the community...Develop and implement procedures for ordering supplies, equipment and necessary vendors...Repair and maintain in good working order all kitchen, housekeeping and mechanical equipment. Inspect and repair any damage to hallways, ceilings, floors and roofs, etc..." In an interview with the ED, on 10/1/26 at 1:15 p.m., he indicated he had several companies to come in and			

	checked for black mold. None was identified. He was not able to produce paperwork of these checks. This citation relates to Intake 471327. Based on record review, observation, and interview, the facility failed to ensure the roof of the building was in good repair, establish and implement a written preventative maintenance program for the upkeep of the facility, and free of hazards that may adversely affect the health and welfare of 93 out of 93 residents who resided in the facility. Findings include: Review of the Resident Council meeting notes, dated 7/14/26, indicated the following concerns voiced by residents: -Resident R noticed the windows needed to be caulked. -Resident G indicated he had put in multiple work orders since he moved in but none of them have been done, including the leaky windows. -Resident E indicated the facility needed a new roof. The Resident Council concern response from the Executive Director (ED), dated 7/14/26,			

	indicated while each and every window pane had been replaced, the window frames were original to the building and the facility was seeing some sealing issues. If residents noticed air/moisture or grass, they were to come to the front desk to request a work order. Then the facility would be able to pinpoint where the leak was, and once the affected area was dry, the facility would seal or repair. The facility staff were unable to go through every apartment and seal every square window pane throughout the community. Eventually the goal was to replace the windows with more energy-efficient windows, but that will happen in phases and when the budget allows. In an interview with Residents B and C, on 10/1/26 at 9:56 a.m., they indicated that when it stormed, the windows would leak. Observation of their windows, at this time, indicated the caulking was cracked under all the windows. Resident C indicated that due to the water leaks, it was possible for there to be black mold and that it really should be checked. During a review on 10/1/26 at 10:00 a.m., of the Maintenance's work order log for July 2026, no work orders related the the leaking windows			

	could be located.			
R 0179	Physical Plant Standards - Deficiency 410 IAC 16.2-5-1.6(c) (c) Each facility shall have an adequate air conditioning system, as governed by applicable rules of the fire prevention and building safety commission (675 IAC). The air conditioning system shall be maintained in normal operating condition and utilized as necessary to provide comfortable temperatures in all resident and public areas. This citation related to Intake 471327. Based on observation, record review, and interview, the facility failed to ensure air conditioning and heating units operated in good repair for 25 of 93 residents reviewed for physical environment. (Residents K, L, E, EE, HH, CC, DD, S, GG, Q, R, Z, F, W, X, U, V, Y, T, M, N, O, B, C, and D). Findings include: During observations and interviews, on 10/1/26 from 9:50 a.m. through 10:35 a.m., the following issues were observed: During an observation and interview, on 10/1/26 at 9:40	R 0179	Please accept this submission of our Plan of Correction for R 179. It is prepared and submitted because of requirement under state and federal law. **What corrective action(s) will be accomplished for those residents found to have been affected by the deficient practice.** The facility assessed the air conditioning system and affected areas to determine the extent of the deficiency and identify any necessary repairs. The Executive Director and Maintenance Director are coordinating with a qualified HVAC contractor to complete the necessary repairs or replacement of equipment to ensure that the air conditioning system is functioning properly and providing comfortable temperatures in affected resident and public areas. The facility is monitoring temperatures in resident apartments and common areas. **How will the facility identify other residents having the potential to be affected by the**	11/30/2026

	a.m., Resident K indicated was sitting under a blanket in her chair. The resident indicated she was cold, but was waiting for the HVAC to be repaired. She didn't know why it wasn't working, it had not done this before. She had a bucket ready, because as long as it had been off, water would come out of the unit onto her belongings. The maintenance director retired 6 or 8 months ago. During an observation on 10/1/26 at 9:53 a.m., Resident L's wall had light streaks coming down the wall from the HVAC unit. Brown spots were at the bottom of each opening of the grill on the unit. During an interview with Residents B and C and observation of their apartment, on 10/1/26 at 9:56 a.m., they indicated in early spring and now currently, the HVAC near the ceiling by the kitchenette leaked water whenever the fan and the air conditioner were run. The water from it had leaked onto her counter where she kept her calendar and other paperwork, which ruined it. It was fixed 3 to 4 months ago and Maintenance said it was fixed, but it came back again. There was a 6 inch by 2 inch strip of missing wall paper under the unit. Faded brown streaks could be seen that ran down the		**same deficient practice and what corrective action will be taken.** All residents have the potential to be affected. The Executive Director and Maintenance Director conducted a facility-wide assessment of the air conditioning system, including resident rooms, dining areas, activity spaces, lounges, and other public areas. No other areas were identified. **What measures will be put into place or what systematic changes the facility will make to ensure that the deficient practice does not recur.** The Administrator and Maintenance Director will implement a written HVAC preventive maintenance and temperature-monitoring log to support the ongoing operation of the air conditioning system. The Maintenance Director will be responsible for ensuring that: • HVAC equipment is inspected and maintained according to manufacturer recommendations and	

	length of the wall from the HVAC unit to the floor. Resident C indicated she had wiped the walls before. Brown water drips could be seen at the bottom of the unit. During an interview and observation, on 10/1/26 at 10:01 a.m., Resident E indicated she had lived at the facility for 6 years. The HVAC unit had water running down from the unit. Maintenance just cleaned the water from the wall and unit. There was a streak coming down from her unit that had dried. During an observation of Resident D's apartment, on 10/1/26 at 10:06 a.m., there was an area faded and one brown streak ran down the length of the wall from the HVAC unit to the floor. There was a 6 inch by 2 inch missing and ripped wall paper at the bottom of the unit. During the review, on 10/1/26 at 10:23 a.m., of the faciliyt Work Orders, the following resident concerns were indicated: -Dated 6/1/26, Resident HH, indicated that her air conditioner (AC) was dripping water down onto her carpet and her carpet was completed soaked now. It might need a fan to dry out the carpet. The work order indicated "done" on 6/2/26.		applicable regulatory requirements. • Preventive maintenance and service appointments are scheduled and documented. • Temperatures are monitored in designated resident and public areas at established intervals, with additional checks during periods of extreme outdoor temperatures or when a system malfunction is suspected. • Staff are educated on recognizing and promptly reporting uncomfortable room temperatures & inadequate cooling/heating. **How will the corrective action(s) be monitored to ensure the deficient practice will not recur, i.e., what quality assurance program will be put into place.** The Administrator or Maintenance Director will conduct documented audits of HVAC functionality and temperature-monitoring records to verify continued compliance. Audits will be completed **weekly for four weeks, then monthly for the following two months**, with results reviewed for evidence of recurring concerns,	

	- Dated 6/6/26, Resident EE, indicated she needed her Heating, Ventilation, and Air Conditioning (HVAC) looked at, because water was pouring out of it and something about cleaning it. It was hard to hear her, so just ask her when entering her room. It was documented as "Done" on the order. -Dated 6/10/26, Resident EE, indicated her HVAC was leaking. "Done" was documented on the order. -Dated 6/11/26, Resident DD indicated her HVAC wasn't working right and needed checked out and she indicated it had been leaking. -Dated 7/2/26, Resident CC, indicated she felt that her HVAC was leaking when it was running and needed to be checked. "Done" was documented on the order. -Dated 7/10/26, Resident Z, indicated her HVAC was leaking pretty bad from what a Certified Nurse Aid told her. It was also leaking onto her lamp. -Dated 7/13/26, Resident R, indicated that water was dripping from her AC onto the TV and furniture and the carpet was wet also. -Dated 7/13/26, Resident Q,		timely response to reported issues, and completion of preventive maintenance activities. Any identified concerns will be addressed promptly, with corrective actions documented and assigned to the responsible personnel. Results will be reviewed during the facility's Quality Assurance/Performance Improvement (QA) or Quality Assurance meetings, as applicable, until sustained compliance is demonstrated. **By what date the systemic changes will be completed.** November 30, 2026	

indicated her AC was not working right and was leaking. It needed to be checked on.

-Dated 7/13/26, Resident F indicated she had noticed water coming from somewhere above her TV. She wasn't sure it it was from her HVAC or from the rain. She would explain it better when someone gave her the chance, in her room. "Unit Has ice on it. Need outside Vendor - Done" was documented on the order.

-Dated 7/14/26, Resident Q, indicated her HVAC was leaking again and forming black "mold".

-Dated 7/14/26, Resident R, indicated her HVAC was leaking again and she had turned it off for now, but was worried about it getting super hot in her room.

-Dated 7/14/26, Resident Q's HVAC was fixed the previous day by maintenance and it was working, but stuff was still coming out of it, that needed to be cleaned. It was starting to get onto the resident's belongings, ruining them.

-Dated 7/15/26, Resident W, indicated she needed help with her HVAC.

-Dated 7/16/26, Resident X, indicated her HVAC was leaking down the wall and getting her carpet soaked. The resident went out for a little bit, so she

wouldn't be in the room when staff went into the room.

-Dated 7/18/26, Resident U, indicated that water was leaking in her room. It leaked all over her cable box and TV stand (spectrum box needed looked at). It was ruined by water.

-Dated 7/20/26, Resident U, indicated she was needing a cable box, because over the weekend the HVAC was leaking all over her entertainment center, causing severe damage to her property (The wood was bubbled up). Her cable box was leaking/pouring water out of it when it was picked up. The cable box had completely stopped working.

-Dated 7/20/26, Resident Y, indicated her HVAC was leaking and she had some buckets out trying to catch the water and needed the HVAC to be checked.

-Dated 7/21/26, Resident V's family indicated the resident's HVAC was leaking pretty bad. "Done" was documented on the order.

-Dated 7/21/26, Resident S indicated his HVAC was leaking. "Done" was documented on the order.

- Dated 7/22/26, the Executive Director (ED) sent a memo to

	the Maintenance Director that he wanted an up to date accurate count of how many apartment PTACs (air conditioners) needed repair or replaced total. He wanted a list with apartment numbers and then he was to indicate "working", "repair", or "replace." He also wanted a list of the community space units and location. He was to indicate if the units were "working", "repair", or "replace." The Maintenance Director and his assistant were to get this list back to the ED by Friday 7/24/26. -Dated 7/24/26, Resident T indicated his HVAC was dripping water down the wall and on furniture. -Dated 7/28/26, Resident S indicated that his HVAC was leaking again. "Done" was documented on the order. -Dated 8/21/26, Resident T indicated that his AC needed to be looked at. It was pouring water and making a loud grinding noise. "Done" was documented on the order. -Dated 8/25/26, Resident T indicated his HVAC was leaking. "Done" was documented on the order. -Dated 8/27/26, Resident GG indicated her HVAC was leaking			

water. "Done" was documented on the order.

-Dated 9/4/26, Resident M's HVAC was leaking pretty bad and the air wasn't working right. The note indicated "complete."

-Dated 9/4/26, the Business Office indicated housekeeping reported that on the lower level going to the ramp to the back exit doors there was something causing a leak. The document indicated "complete".

-Dated 9/8/26, Resident M's HVAC was leaking super bad. The resident indicated she had to keep turning it on and off again over the weekend to get it to not leak so bad. On 9/9/26, a follow up indicated the unit was out and the unit would be properly cleaned on 9/10/26.

-Dated 9/14/26, Resident N indicated that water was leaking from her HVAC. On 9/15/26, it was indicated that the unit was not being worked on . It was documented as "complete".

-Dated 9/21/26, Resident O indicated the HVAC was now reading Error Code for refrigerant leak or low refrigerant lockout (FO) and needed to be checked out. The document indicated "leak in ceiling installation is wet." The ceiling was looking rough from what looked like water damage.

	The company was out the next day to replace the unit. The unit was documented as replaced. In an interview with Licensed Practical Nurse (LPN) 2, on 10/1/26 at 10:20 a.m., she indicated there had been issues in the past with the air conditioner units leaking, but had not noticed any issues recently. During an interview with Housekeeper 3, on 10/1/26 at 10:23 a.m., she indicated that a couple of the residents had issues with their HVAC units, but was not sure what maintenance did about them. She had not seen the streaks on their walls in awhile. During an interview with and observation of Resident F's apartment, on 10/1/26 at 10:35 a.m., she indicated there were problems when she first moved in, but they were fixed right away. Faded streaks that ran from the HVAC unit down the length of the wall could be seen. The resident indicated she did not pay much attention as she did not turn the air conditioner on that often that it would cause it to leak.			

During an interview with the ED, on 10/1/26 at 12:40 p.m., he indicated all repairs or replacements of the PTAC units had been completed by 8/6/26.

During another interview with the ED, on 10/1/26 at 12:45 p.m., he indicated Maintenance told him he had completed the list of which units needed what, but he never received this information in writing from the Maintenance Director.

The review, on 10/1/26 at 1:00 p.m., of the HVAC Company Service Agreement to be Provided, created on 3/17/26, indicated the semi-annual service agreement on the HVAC equipment, was valid until 5/1/26. There was no current semi-annual service agreement in place after that date.

On 10/1/26 at 1:00 p.m., a review of the Maintenance Director's Job Description, dated signed on 3/18/26, included, but was not limited to, "Objective: [Name of Corporation] is a Management Company for multiple assisted living facilities in the region. The Director of Maintenance is responsible for maintenance and repairs at the community. The goal is to provide a safe, functioning community for resident, staff and family enjoyment. Primary Responsibilities:..Develop

	community-specific preventative maintenance schedules for resident apartments, offices and common areas both internal and external, walk the building daily to ensure all areas of the community are addressed. Perform all required maintenance according to state guideline and the needs of the community...Develop and implement procedures for ordering supplies, equipment and necessary vendors...Repair and maintain in good working order all kitchen, housekeeping and mechanical equipment. Repair and maintain heating and air conditioning units always ensuring resident comfort. Inspect and repair any damage to hallways, ceilings, floors and roofs, etc..."			

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting provided it is determined that other safeguards provide sufficient protection to the patients. (See instructions.)

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATUREPeter Hastings	TITLEExecutive Director	(X6) DATE10/19/2026