Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL060154	A. BUILDING: 01 B. WING _____	01/18/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
PRESTON HOUSE	4910 HARRIS WOODS BOULEVARD CHARLOTTE, NC 28269

(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
C 000	Initial Comments Report of a Biennial Construction Section Survey by Suzanna Fay conducted on January 18, 2024: Preston I was originally licensed on June 5, 1997 and Preston House II originally licensed on October 21, 1999 and both licenses were consolidated into a single license as a 40-bed Special Care Unit. Based on this information, we are requiring that this facility meet the 1996 North Carolina State Building Code, Volume I- General Construction 409 special Institutional Occupancies with (1997 revision). Also, the 1996 Rules for the Licensing of Adult Care Homes and applicable portions of the 2005 Regulations for Adult Care Homes. Deficiencies have been cited and a Plan of Correction is required.	C 000		
C 128	Bathrooms-Minimum Facilities SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (1) Minimum bathroom and toilet facilities shall include a toilet and a hand lavatory for each 5 residents and a tub or shower for each 10 residents or portion thereof; This Rule is not met as evidenced by: 1. Observations revealed that the facility does not meet the minimum tub and shower count for the number of residents the facility is licensed for. The facility is licensed for 40 residents and, therefore, is required to have 4 tubs or showers.	C 128	installing another shower in Building 1.	Projected date of completion 4/15/2024

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE Cynthia Woodman TITLE Exec Dir (X6) DATE 2/29/2024

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C 128	Continued From page 1 Findings on January 18, 2024: a. Preston I - the tub unit was removed in the Male Toilet and the space was converted to a Staff Break Room leaving the facility with one tub and two showers for 40 residents.	C 128		
C 154	Entrances/Exits-Wanderer Alarms SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (4) In homes with at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer, each exit door accessible by residents shall be equipped with a sounding device that is activated when the door is opened. The sound shall be of sufficient volume that it can be heard by staff. If a central system of remote sounding devices is provided, the control panel for the system shall be located in the office of the administrator or in a location accessible only to staff authorized by the administrator to operate the control panel. This Rule is not met as evidenced by: 1. Based on observation and interview, the facility did not equip each exit with a sounding device as required when there is at least one resident who is disoriented or a wanderer. Findings on January 18, 2024: a. Interview with staff revealed that the facility has at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer and some of the exterior doors do not have sounding devices on the doors that is activated when the door is opened. Both buildings	C 154	installed and connected 2 door contacts to keypads for 2 front doors. 2/20/2024	

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C 154	Continued From page 2 - when the master override button is pressed to release the electromagnetic locks, the main entry doors do not have a sounding device that activates when the doors are opened. In Preston II the back door did not have a sounding device that activates when the door was opened after the master override button was pressed.	C 154		
C 160	Outside Premises-Clean, Safe SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (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; This Rule is not met as evidenced by: 1. Observations revealed that the outside premises were not maintained in a clean and safe condition. Findings on January 18, 2024: a. Building I - a 5' section of the exterior fascia trim has fallen off at the gable on the side facing the generator. The lattice trim below the damaged fascia is not secure to the wall. b. The fencing around the gate outside of Preston I is leaning into the courtyard.	C 160	Put new aluminum fascia on gable and renailed fascia + lattice. Nailed front and Back gables. Gable fascia renailed around the roof. 2/15/2024	
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor	C 164		

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C 164	Continued From page 3 coverings kept clean and in good repair; (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Observations revealed that the walls were not kept in good repair. Findings on January 18, 2024: a. Building II Laundry - a large hole was cut into the wall behind the washers to conduct repairs. The opening has not been patched.	C 164	wall patched. 2/29/2024	
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (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. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. 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 could allow fire and smoke to spread beyond the area of origin. Findings on January 18, 2024:	C 189		

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C 189	Continued From page 4 a. Building I Soiled Utility - there are two 1" diameter holes in the ceiling where a light fixture was replaced. 2. Based on observation fire safety equipment has not been inspected to assure it has been maintained in a safe and operable condition. Occupants of the facility could be affected if fire safety equipment in the smoke compartment did not operate when needed to provide fire protection. Findings on January 18, 2024: a. Both Kitchens - the facility is not conducting monthly in-house inspections on the hood suppression systems.	C 189	Holes were filled with fire rated caulk. 2/29/2024 Updated to reflect in-house inspections have been completed 2/29/2024	
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Observations revealed that the facility did not	C 199		

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C 199	Continued From page 5 maintain exhaust ventilation in specified spaces. Lack of ventilation allows for the build up humidity that can cause mildew and slick areas and prevents the dissipation of odors. Findings on January 18, 2024: a. Building I - the exhaust fans in both buildings do not appear to be working. b. Building II - the exhaust fans are currently not working due to a faulty motor. The motor is scheduled to be replaced next week.	C 199	HVAC vendor inspected exhaust system. Found two actuators not working. Repaired them and exhaust is working. Exhaust fan motors were replaced.	2/27/2024 1/30/2024