STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL060175	A. BUILDING: **01** B. WING _____	R **06/11/2025**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SPRING ARBOR OF STEELE CREEK	**13600 S TRYON ST** **CHARLOTTE, NC 28278**

(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 Construction Section Biennial Follow Up Survey conducted by Tod Hancock on June 11, 2025.A Construction Section Complaint Survey was conducted at the same time and findings are listed on a separate report. Deficiencies remain uncorrected and a new Plan of Correction is required.	{C 000}		
{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 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, ceilings and floors were not kept clean and in good repair. Findings on June 11, 2025: a. The front offices are currently undergoing renovations due to damage from a sprinkler pipe bursting in January. b. There is a stress crack in the corridor ceiling outside of the Guest Toilets. c. Dining - there is a small twelve-inch diameter water stain on the ceiling near the door to the main corridor. d. Kitchen - the ceiling painting has not been completed from repairs that occurred when a sprinkler pipe burst.	{C 164}		

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{C 164}	Continued From page 1 f. Staff Lounge Bath - there is an excessive amount of dust on the exhaust fan grille and on the radiation damper. g. Riser Room - the wall below the plumbing lines is damaged due to a water leak. The sheetrock is stained and deteriorating and there is a black mildew-like substance growing on the wall. h. Laundry - about four feet of the wall between Laundry and Soiled Linen has been removed to replace as it was damaged when a domestic water line burst. The room is currently under repair. i. Back Service Hall -the ceiling is in the process of being painted and the fixtures have not been reinstalled due to repairs from a roof leak. j. 100 Hall Nurses Station - the bulkhead wall is damaged and bulging outward from a roof leak. l. SCU Baby Area - there are gray water stains on the ceiling around the supply vent. 2. Observations revealed that the furnishings were not kept in good repair. Findings on June 11, 2025: a. The end cap on the handrail outside of the Residential Laundry Room is broken off.	{C 164}		
{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	{C 189}		

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{C 189}	Continued From page 2 facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 2. 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 June 11, 2025: a. Kitchen - a 12" x 12" hole was cut into the ceiling to access the sprinkler pipe when it burst. The new access panel has not been installed at the time of the survey. b. Riser Room - the fire caulk has been removed from one of the dry pipe penetrations.	{C 189}		
{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.	{C 199}		

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{C 199}	Continued From page 3 This Rule is not met as evidenced by: 1. Observations revealed that the facility did not maintain exhaust ventilation in specified spaces. Lack of ventilation allows for the buildup of humidity that can cause mildew and slick areas and prevents the dissipation of odors. Findings on June 11, 2025: a. AL Spa - the exhaust fan in the toilet room is not working. b. Janitor's Closet #2 - the exhaust fan is not working. c. 200 Hall - the bathroom fans near the Dining area are not working. d. 300 Hall - the exhaust fans are not working. e. 400 Hall - the exhaust fans are not working.	{C 199}		