

New Jersey Department of Health

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 03A005	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____ B. WING _____	(X3) DATE SURVEY COMPLETED 12/10/2021
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NAME OF PROVIDER OR SUPPLIER OAKBRIDGE TERRACE ASSISTED LIVING AT EVERG	STREET ADDRESS, CITY, STATE, ZIP CODE 309 BRIDGEBORO ROAD MOORESTOWN, NJ 08057
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(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
A 000	<p>Initial Comments</p> <p>Initial Comments: Census: 35 Sample Size: 5</p> <p>TYPE OF SURVEY: Standard Survey of 66 residential units</p> <p>The facility is not in substantial compliance with all of the standards in the New Jersey Administrative Code 8:36, Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes and Assisted Living Programs.</p> <p>The facility must submit a plan of correction, including a completion date for each deficiency and ensure that the plan is implemented. Failure to correct deficiencies may result in enforcement action in accordance with provisions of New Jersey Administrative Code Title 8, Chapter 43E, Enforcement of Licensure Regulations.</p>	A 000		
A1243	<p>8:36-17.6(b) Housekeeping-Sanitation-Safety-Maintenance</p> <p>(b) The temperature of the hot water used for bathing and handwashing shall be at least 105 degrees and shall not exceed 120 degrees Fahrenheit.</p> <p>This REQUIREMENT is not met as evidenced by: Based on observation, interview, document review, and facility policy review, it was</p>	A1243		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

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A1243	<p>Continued From page 1</p> <p>determined that the facility failed to prevent the water temperature from rising above 120 degrees Fahrenheit (F). This had the potential to affect all residents.</p> <p>Findings included:</p> <p>1. On 12/09/2021 at 2:30 PM, a facility tour began with the Director of Physical Plant Operations (DPO). The assisted living portion of the building was located on the first and third floors. The tour started on the third floor. The water temperature was taken in Apartment [REDACTED] and was 127 degrees F.</p> <p>On 12/09/2021 at 2:50 PM, the water temperature in Apartment [REDACTED] was 130 degrees F.</p> <p>On 12/09/2021 at 2:55 PM, the water temperature in the parlor near Apartment [REDACTED] was 130 degrees F.</p> <p>On 12/09/2021 at 2:56 PM, the water temperature in Apartment [REDACTED] was 128 degrees F.</p> <p>On 12/09/2021 at 3:00 PM, the water temperature in Apartment [REDACTED] was 131 degrees F.</p> <p>On 12/09/2021 at 3:02 PM, the water temperature in Apartment [REDACTED] was 130 degrees F.</p> <p>On 12/09/2021 at 3:04 PM, the water temperature in the parlor near Apartment [REDACTED] was 131 degrees F.</p> <p>On 12/09/2021 at 7:00 p.m., the facility called in their contracted plumbing who told the surveyor that he believed he had identified a faulty check valve and, to keep everyone safe for the night, the domestic hot water would be rerouted to</p>	A1243		

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A1243	<p>Continued From page 2</p> <p>prevent the water from getting too hot.</p> <p>At 7:30 PM on 12/09/2021, the DPO stated the water temperature was leaving the domestic hot water pipes at 96- and 98-degrees F. The DPO stated he had instructed the security department to check the temperature of the water every hour on the half hour and if the water was 110 degrees F, he was to receive a call. If the water reached 120 degrees F, then he would come into the facility and the water would be shut off.</p> <p>At 7:35 PM on 12/09/2021, the ED and the Director of Assisted Living (DAL) were interviewed. They stated nursing staff was to be in-serviced to not give residents showers and to only give them a bed bath until the water was fixed. A sticker that indicated not to use the hot water was going to be placed on the hot water faucet for the first-floor memory support residents. In the event the water had to be turned off, the culinary department was to use paper products for service. The culinary department was also in-serviced.</p> <p>On 12/10/2021 at 9:00 AM, the plumber returned to the facility. The plumber continued to diagnose the cause of the elevated hot water temperatures.</p> <p>On 12/10/2021 at 9:30 AM, the domestic hot water temperatures were 95 degrees F on the first floor and 89.8 degrees F on the third floor.</p> <p>On 12/10/2021 at 11:00 AM, the first-floor parlor water temperature was 119 degrees F.</p> <p>The facility policy, titled, Weekly Water Temperature, dated 07/2008, read as follows: PURPOSE: To strive to ensure domestic hot water in WillowBrooke Court and OakBridge</p>	A1243		

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A1243	<p>Continued From page 3</p> <p>Terrace is maintained at the proper temperatures as per state, local, and federal guidelines.</p> <p>POLICY: The domestic hot water temperature controls will be maintained to supply a hot water temperature for hand washing, shower, and bathing facilities to prevent inadvertent scalding. Hot water temperatures at shower, hand washing, and bath facilities shall not exceed the applicable state standard.</p> <p>PROCEDURE:</p> <p>1. Temperature controls will be adjusted at the hot water generators or boilers to maintain the maximum allowable state mandated temperature at point of use. The guideline of 110 [degrees F] in WillowBrooke Court and 120 [degrees F] in Oakbridge Terrace will be used unless the applicable state guideline is lower or higher."</p> <p>On 12/10/2021 at 3:10 PM, Licensed Practical Nurse (LPN) #3 was interviewed. The LPN stated she was instructed to not give residents showers until the water situation was fixed. She was also instructed to remind the residents not to use the hot water.</p> <p>On 12/10/2021 at 3:15 PM, the DAL was interviewed. She stated that she had instructed the staff to only give residents bed baths until the hot water was fixed.</p> <p>On 12/10/2021 at 3:20 PM, Nursing Assistant (NA) #1 was interviewed. NA #1 stated the nursing staff had been instructed to only give the residents bed baths until the water situation was fixed. They were not to give showers. NA #1 stated they were to monitor the hot water to ensure safe temperatures for the residents.</p>	A1243		
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A1243	<p>Continued From page 4</p> <p>On 12/10/2021 at 3:30 PM, Kitchen Aide #1 was interviewed. Kitchen Aide #1 stated she had been in-serviced that if the water was to become extremely hot again, the water would have to have been shutoff and the kitchen would have to serve with disposables.</p> <p>On 12/10/2021 at 3:41 PM, LPN #4 was interviewed. LPN #4 stated she had been in-serviced not to use the hot water in the residents' rooms and to give only bed baths until the problem was fixed.</p> <p>On 12/10/2021 at 4:25 PM, security was interviewed. He stated he was to monitor the hot water temperatures in the building every hour on the half hour until the problem was fixed. He was to monitor hot water temperatures at four designated sinks on each floor. If the water was to go above 110 degrees Fahrenheit, he was instructed to notify the DAL, ED, Administrator, and DPO. If the water temperature was as high as 120 degrees, then the DPO was to be notified immediately and he would come in and shut the water off. He stated that at his last reading (3:30 PM) the average in the building was 109 degrees F.</p> <p>On 12/10/2021 at 4:27 PM, the Administrator was interviewed. He provided an update that the replacement parts were on order with the hopes they would be delivered by 12/13/2021. He stated the water temperatures were within an acceptable range and the facility was going to continue to monitor the water temperatures until the parts had been replaced.</p> <p>Onsite verification of the domestic hot water temperatures was conducted on 12/10/2021 from 3:10 PM through 3:38 PM Hot water</p>	A1243		

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A1243	Continued From page 5 temperatures were checked and found to be between 109 - 112 degrees F, within the acceptable temperature range.	A1243		

STATE FORM: REVISIT REPORT

PROVIDER / SUPPLIER / CLIA / IDENTIFICATION NUMBER 03A005	MULTIPLE CONSTRUCTION A. Building B. Wing	DATE OF REVISIT 3/27/2022
NAME OF FACILITY OAKBRIDGE TERRACE ASSISTED LIVING AT EVERGREENS	STREET ADDRESS, CITY, STATE, ZIP CODE 309 BRIDGEBORO ROAD MOORESTOWN, NJ 08057	

This report is completed by a State surveyor to show those deficiencies previously reported that have been corrected and the date such corrective action was accomplished. Each deficiency should be fully identified using either the regulation or LSC provision number and the identification prefix code previously shown on the State Survey Report (prefix codes shown to the left of each requirement on the survey report form).

ITEM Y4	DATE Y5	ITEM Y4	DATE Y5	ITEM Y4	DATE Y5
ID Prefix A1243	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # 8:36-17.6(b)	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____	12/21/2021	LSC _____		LSC _____	
ID Prefix _____	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # _____	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____		LSC _____		LSC _____	
ID Prefix _____	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # _____	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____		LSC _____		LSC _____	
ID Prefix _____	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # _____	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____		LSC _____		LSC _____	
ID Prefix _____	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # _____	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____		LSC _____		LSC _____	

REVIEWED BY STATE AGENCY <input type="checkbox"/>	REVIEWED BY (INITIALS)	DATE	SIGNATURE OF SURVEYOR	DATE
REVIEWED BY CMS RO <input type="checkbox"/>	REVIEWED BY (INITIALS)	DATE	TITLE	DATE

FOLLOWUP TO SURVEY COMPLETED ON 12/10/2021
 CHECK FOR ANY UNCORRECTED DEFICIENCIES. WAS A SUMMARY OF UNCORRECTED DEFICIENCIES (CMS-2567) SENT TO THE FACILITY?
 YES NO