STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 29
Control No. 0812-0004
No. of Stories 2 Units 13
Lic. Capacity 22 No. of Res. 0
Class RHCF
DATE: 4/3/24

BRBHS-1
1/18

vacant

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Wesley Square LLC	1005 Wesley Ave National Park, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☒	ADDENDUM	☐
PHYSICAL	☒	CYCLICAL	☒

-PLEASE READ CAREFULLY-

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 et seq.).

You are ORDERED to correct the conditions described in the attached notice of violations by the compliance date indicated for each violation. Failure to comply with these orders will result in penalties and/or a court action in accordance with section 14 of the Act. Please review the violations with the Bureau representative.

You may contest these orders at an administrative hearing. The request for a hearing must be made within 15 days after receipt of these orders. Each issue intended to be raised at the hearing must be set forth in detail in the letter. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to The Administrative Procedure Act, (C.52:14B-1 et seq.). Refer to the property address and date of compliance (if applicable) and address the hearing request to:

> **Division of Codes and Standards, Hearing Coordinator, P.O. Box 804, Trenton, New Jersey 08625** with a copy to the **Chief, Bureau of Rooming and Boarding House Standards**, at the same address. A corporation may be represented only by a licensed attorney.
>
> **You will be notified of the time and place of the hearing.**

If you find an extension of time necessary to abate any violation, a letter must be submitted two (2) weeks prior to the date of compliance which states in detail: (1) The violations abated to date; (2) The reason why each unabated violation cannot be corrected prior to the date of penalty; and (3) The date by which all violations can be abated.

By requesting an extension, one expressly waives the right to a hearing and admits that the Notice and Orders are correct and free from procedural and substantive defects.

Commissioner

Received By

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

4/3/24 1:20
Date Time Served

Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 8/31/24.			
	No fire certificate or life hazard provided.			
3a.1	RHCF shall obtain a valid fire certificate and must register as a life hazard use with the Bureau of Fire Safety.	6/3/24	No 5/7/25	
4.10(a)1-6	RHCF shall conspicuously post a notice that the following information is available in the facility during normal business hours to residents + the public: 1. All waivers granted by the Department. 2. A list of deficiencies from the last annual licensure inspection survey report and the list of deficiencies from any valid complaint investigation during the past 12 months. 3. Policies and procedures	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	regarding resident rights			
	4. Visiting hours (including at least the time between 8am and 8pm daily) and business hours of the facility including policies of the facility regarding limitations and activities during these times.			
	5. The toll free hotline number of the Department, phone numbers of the County agencies and of the NJ office of the Ombudsman; and			
	6. The names of, and a means to formally contact, the owner &/or members of the governing authority.			
15.1(b)	RHCF shall provide housekeeping, laundry, pest control and maintenance services.	6/3/24	Yes 5/7/25	
NOTE:	Contracts shall be provided for pest control, maintenance			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	and laundry services			
8.3(a)2	RHCF shall provide legible written or typed and dated menus for all meals and snacks planned at least 7 days in advance for all diets. The same menu shall not be used more than once in any continuous 7 day period.	6/3/24	Yes 5/7/25	
8.3(a)3	Menus shall be posted in a conspicuous place in resident's area. Any changes or substitutes shall be posted, and maintained on file for at least 30 days.	6/3/24	Yes 5/7/25	
8.3(a)10	All refrigerators and freezers must have thermometers to ensure the proper temperature to prevent the spoilage of food.	6/3/24	Yes 5/7/25	
8.3(a)13	RHCF shall maintain at least a 3 day supply of	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	non-perishable food on the premisis (including breakfast, lunch and dinner for each resident.			
8.3(a)14	RHCF shall develop a written schedule of cleaning operations for the kitchen, including daily, weekly, monthly or annual tasks.	6/3/24	Yes 5/7/25	
8.2(a)	RHCF shall establish and implement written policies and procedures for the provision of dietary services.	6/3/24	Yes 5/7/25	
8.2(c)1	Policies and procedures for planning, preparing and serving meals, purchasing food, supervising residents at meal time, and providing therapeutic diets in accordance with admission policy of the facility and as prescribed by the resident's physician.	6/3/24	No 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.2(c)6	For each resident at each meal, a place setting consisting of at least a dish(es), a glass and/or a cup, fork, spoon, and napkin, and a knife or additional utensils as required or requested by the resident. The facility shall routinely provide nondisposable dishes and utensils at all meals except for special meal activities or individual resident needs.	6/3/24	Yes 5/7/25	
8.2(c)7	For each resident's use, in the dining room, ~~Exceptions~~ at each meal, salt, pepper, sugar or sugar substitute, dairy or non-dairy additives for beverages, and condiments, unless ~~CONTRAINDICATED~~ contradicted by the resident's physician	6/3/24	Yes 5/7/25	
8.2(e)	All meals shall be attractive when served to residents.	6/3/24	N/A 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5.1	RHCF shall provide verification of the hiring of an administrator and an administrator designee to complete administrator responsibilities in the RHCF.	6/3/24	No 5/7/25	
9.1(a)	RHCF shall provide a current nursing contract and valid license for the RN responsible for the monitoring of services and providing of health maintenance.	6/3/24	Yes 5/7/25	
9.1(a)	A registered professional nurse shall be designated in writing as the director of health maintenance and monitoring services and shall be responsible for the direction, provision and quality of health maintenance and monitoring services.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.1(d)	RHCF shall develop written policies and procedures for the designated RN to include, but not limited to, the following. 1. Assess the health service needs of all residents 2. Monitoring of the conditions of residents on a continuous basis. 3. Notification of the Administrator if there are significant changes in the resident's condition. 4. Assessing the resident's needs for referral to a physician, APN or PA, or to the community agencies as appropriate. 5. Maintaining records as required by the facility 6. Serving as a resource person and health educator to residents + the Administrator of the facility, and. 7. Monitoring Residents medication	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.1(e)	R+HCF shall provide a copy of the RN's schedule to verify each resident receives .20 hrs weekly.	6/3/24	Yes 5/7/25	
9.2(d)	R+HCF shall provide a copy of the MDS to be completed by the RN for each resident at intake and ~~annually~~ annually.	6/3/24	Yes 5/7/25	
9.2(e)	The nursing assessment required by (d) above shall be documented on the Minimum Data Set for resident assessment and care screening (MDS 2.0, 3.0 or the latest version required by the Centers for Medicare & Medicaid Services).	6/3/24	yes 5/7/25	
9.2(f)	R+HCF shall provide a templete verifying how the nurse's monitoring notes shall be recorded on an ongoing basis.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.2(i)	RHCF shall develop policy + procedure verifying the process by which each resident will provide a physical examination by a physician, APN or PA upon intake and annually thereafter. Verification of the comprehensive physical shall be maintained in each resident's file.	6/3/24	Yes 5/7/25	
9.2(m)	RHCF shall develop policies and procedures verifying the process by which upon completion of the physical required in (i) above, or more often, as determined by the physician, Advance practice Nurse or physician assistant. The physician, APN or PA shall certify that the resident does not have medical or personal care needs which exceed the level of services provided by the RHCF, is free from communicable diseases that	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	is, does not have reportable, communicable disease which is not controlled through prophylaxis, or medication) and does not require skilled nursing care.			
4.12(a)	R+HCF shall develop intake packets to be completed during initial interviews prior to or at the time of admission.	6/3/24	NO 5/7/25	
Note:	Documentation of intake shall be maintained in each resident's file.			
6.2(a)1	R+HCF shall develop lease or Admission agreements that clearly indicate the dates of the agreement, services to be provided to each resident and the rates to be charged to each resident based upon room and board fees and rates for services provided to the resident.	6/3/24	NO 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.14(a)2	RHCF shall develop documentation to notify DCA of any serious accident, criminal act or incident that occurs which involves the resident and results in serious harm, injury or resident's arrest or detention.	6/3/24	Yes 5/7/25	
Note:	Incident Reports must be maintained on site.			
6.3(b)	RHCF shall develop a PNA ledger for each resident that includes the day each payment was received, amount of payment to the resident, date of disbursement to the resident and to whom the disbursement was made. Resident's signature shall be recorded for each disbursement.	6/3/24	Yes 5/7/25	
Note:	Copies of PNA ledgers shall be maintained on site, and be completed annually or with 30 day notice to the resident of any rate increases.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.1(a)2	RHCF shall develop a medication observation log, which shall be maintained daily for each resident indicating the type and amount of medication taken by all residents, and the date and time staff observed each resident taking the medication.	6/3/24	No 5/7/25	
4.5(c)	RHCF shall maintain and implement written staff schedules that accurately reflect the hours worked by each employee.	6/3/24	Yes 5/7/25	
4.5(a)	RHCF shall develop written job descriptions and shall ensure that personnel are assigned duties based upon their education, training and competencies and in accordance with their job descriptions.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.5(d)	The facility shall develop and implement staff training and orientation, including plans for each service and designation of person(s) responsible for training. All staff shall receive orientation at the time of employment and at least annual in-service education regarding, at a minimum, emergency plans, and procedures, and the infection prevention & control program.	6/3/24	Yes 5/7/25	
4.6(a)	A policy and procedure manual(s) for the organization and operation of the facility shall be developed, implemented and reviewed at intervals. Each review of the manual(s) shall be documented, and the manual(s) shall be available in the facility to representatives of DCA at all times. (See NJAC 5:22A-4.6(a)1-7).	6/3/24	No 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.16 a-g	RHCF shall develop policies and procedures regarding the completion or refusal of an advance directive by each resident.	6/3/24	Yes 5/7/25	
Note:	Verification of the review of the advance directive with each resident, and the agreement or refusal shall be maintained on site, and signed and dated by each resident and staff reviewing the information.			
4.16(h)	At least one education training program upon staff orientation and annually shall be held for all administrative staff and employees providing supervision and/or personal care on the rights and responsibilities of staff under the NJ Advance Directives for Health Care Act (NJSA 26:2H-53 et seq., and internal facility policies and procedures which implement this law.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
Note:	Verification of all training completed by staff shall be maintained on site.			
6.1(a)1	Each resident's file shall contain a signed resident's rights.	6/3/24	N/A 5/7/25	
6.1(a)2	Staffing schedule shall ensure sufficient staffing to provide basic services such as food service, housekeeping, laundry and general maintenance and supervision to residents 24 hours per day.	6/3/24	Yes 5/7/25	
6.1(a)6	R+RCF shall develop rules regarding the control of smoking in the facility as in accordance with NJSA 26:3D-1 et seq and 26:3D-7 et seq.	6/3/24	No 5/7/25	
4.11(a)	The facility shall maintain an annual chronological listing of residents admitted and discharged, including the destination of residents discharged.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
Note:	RHCF shall develop log documenting intakes and discharges.			
8.2(f)	RHCF licensee shall obtain a current sanitation inspection for the kitchen.	6/3/24	Yes 5/7/25	
12.3(a)	RHCF shall develop method of recording monthly fire drills.	6/3/24	Yes 5/7/25	
12.3(b)	RHCF shall develop process by which the local fire department is contacted annually to complete a joint fire drill.	6/3/24	N/A 5/7/25	
12.3(d)	Fire extinguishers shall be conspicuously hung, kept easily accessible, shall be visually examined monthly and the examination shall be recorded on a tag which is attached to the extguishers	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
14.1(b)	Each employee shall be trained in resident's rights upon orientation and annually.	6/3/24	Yes 5/7/25	
Note:	Documentation verifying staff completed training shall be maintained on site.			
4.7(a)	RHCF shall create a policy and procedure regarding transportation of residents in an emergency, and obtain a contract with a transportation company.	6/3/24	No 5/7/25	
4.8	RHCF shall obtain written agreements with the Adult Day Programs that residents of the RHCF attend indicating on their letterhead the name of the day program, services provided by the program and date contract initiated.	6/3/24	Yes 5/7/25	
Note:	Contracts shall be updated annually.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.11(b)	RHCF shall develop and maintain an accurate census of residents that will be residing in the facility.	6/3/24	N/A 5/7/25	
10.1(a)1	RHCF shall document the provision of training each employee who has been designated to provide resident supervision and/or assistance with self-administration of medications. Note: Documentation verifying medication observation training shall be maintained on site and completed annually.	6/3/24	Yes 5/7/25	
10.2(a)	RHCF shall obtain a pharmacy license and contract, and consulting pharmacy ~~re~~ license and contract.	6/3/24	Yes 5/7/25	
10.3(a)4	Key to the medication cabinet shall be kept on the person on duty, and	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	responsible for resident supervision.			
Note.	The medication cart must be accessible for review during the time of re-inspection.			
10.3(d)	Medications which require refrigeration shall be properly maintained and have thermometers. If medications are stored in a refrigerator in common with food, medications shall be stored in a locked container.	6/3/24	Yes 5/7/25	
10.3(g)	R+RF shall develop procedures for which discontinued or expired medications shall be destroyed within 30 days, or, where possible, returned to the pharmacy. All medication destruction in the facility shall be witnessed by 2 persons, each of whom shall be either the administrator, the licensed nurse or the consulting pharmacist.	6/3/24	Yes 5/7/25	

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
12.2(a)	R+CF shall obtain a contract with another R+CF or Facility that is able to provide a higher level of care in the event of an emergency. The updated policy and procedures shall be filed with DCA and copies of the emergency plans shall be forwarded to both municipal and county emergency management officials for their review.	6/3/24	Yes 5/7/25	
8.3(a)1	Thermometers shall be kept in all refrigerators and freezers to ensure the proper temperature to prevent food spoilage.	6/3/24	Yes 5/7/25	
3A.2(f)	R+CF shall ensure every mattress and box spring are encased in seperate, tearproof bed bug covers that are free from seams, rips, punctures or tears.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(b)	R+RCF shall provide housekeeping services to all resident rooms, bathrooms and common areas used by residents to ensure a sanitary, homelike environment.	6/3/24	No 5/7/25	
Note:	All floors, walls, window sills, showers, sinks and surfaces shall be clean and free from dirt and debree.			
3A.4	Living Room must have adequate seating for 2/3 of the licensed capacity of the facility.	6/3/24	Yes 5/7/25	
Note:	15 seats are required for a capacity of 23 residents			
3A.5(a)	Dining room must have enough tables and chairs to accomodate all residents in one seating.	6/3/24	Yes 5/7/25	
7.3(a)4	R+RCF licensee shall ensure all rooms/beds occupied by residents have working bedside	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	lights/reading lights.			
7.3(a)2i	Residents shall be provided at least 1 standard size pillow.	6/3/24	Yes 5/7/25	
7.3(a)5i	Each resident shall be provided a dresser or chest for personal possessions.	6/3/24	Yes 5/7/25	
7.3(a)5ii	Each resident shall be provided a night stand.	6/3/24	Yes 5/7/25	
7.3(a)6	Each resident shall be provided bedding including a blanket, sheets and pillow case, and a bed spread	6/3/24	Yes 5/7/25	
7.3(a)7	Each resident shall be provided with towels and a wash cloth.	6/3/24	Yes 5/7/25	
7.3(a)8	Toilet tissue, soap, paper towels, or air dryers, and waste receptacles shall be provided in each bathroom at all times.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.3(a)13	RHCF licensee shall maintain at least a 3 day supply of non-perishable food on the premises.	6/3/24	Yes 5/7/25	
15.5(b)1	RHCF shall establish a written heat emergency action plan which specifies procedures to be followed in the event that the indoor air temperature is 83° F or higher for a continuous period of 4 hours or longer. The facility shall provide for and operate adequate ventilation in all areas used by residents	6/3/24	Yes 5/7/25	
12.2(b)	Evacuation plan and diagram with location of exits, alarms, extinguishers shall be posted and oriented properly throughout the facility.	6/3/24	NO 5/7/25	
15.7(a)	RHCF shall repair or replace roof.	6/3/24	Yes 5/7/25	
Note:	At the time of inspection it was raining, the floor in the			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Staff quarters near the outside door was saturated with water & water was observed in the basement. Ceiling tiles to room # 11 had visible water stains.			
15.7(a)	All gutters must be cleaned and free from debree.	6/3/24	Yes 5/7/25	
15.7(a)	Railing leading up to the second floor near the front door must be tightened and securely fastened to the wall.	6/3/24	Yes 5/7/25	
3A.7(c)	R+RF shall repair or replace the light in the 2nd floor bathroom.	6/3/24	Yes 5/7/25	
Note:	Light flickered on and off during evaluation.			
15.1(b)	R+RF shall remove beehive nest from Room # 12.	6/3/24	Yes 5/7/25	

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3(b)5	All paints, varnishes, lacquers thinners and all other flammable materials shall be stored in closed metal cabinets or containers and away from open flames and other sources of heat.	6/3/24	Yes 5/7/25	
15.3(b)9	No electrician licensed in accordance with NJAC 13.31 shall annually inspect and provide written statement that the electrical circuits and wiring in the facility are satisfactory and in safe condition. (i) Written statement shall include the date of inspection, and shall indicate all circuits are not overloaded, that all permanent fixtures are in safe condition, and that all portable electrical appliances including lamps, are UL approved. (ii) Written Statement shall	6/3/24	NO 5/7/25	

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	be forwarded annually to the Residential Health Care Evaluation Program, NJDCA, Bureau of Rooming and Boarding Home Standards, PO Box 804, Trenton, NJ 08625-0804.			
15.4(a)	Trash must be removed from the back porch and stored appropriately in trash bins.	6/3/24	Yes 5/7/25	
15.3(a)4	RHCF shall replace original stove located in the staff living quarters, and service the stove located in the main kitchen to ensure all burners are in working order.	6/3/24	No 5/7/25	
15.3(a)4	RHCF shall provide verification that the sprinkler system has been inspected and serviced as needed to ensure it is in working order.	6/3/24	Yes 5/7/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3(a)4	RHCF shall replace the base faucet in the kitchen	6/3/24	Yes 5/7/25	
15.3(a)4	RHCF shall provide verification the heating and air conditioning units have been inspected and serviced if needed to ensure they are in working order.	6/3/24	Yes 5/7/25	
15.3(a)4	RHCF shall repair the tile floor in the shower of Bathroom # 1.	6/3/24	Yes 5/7/25	
Note:	Floor shall be repaired to ensure there is no chipped grout or raised areas that may cause injury to the residents.			
15.6(a)	RHCF shall repair the leaking sink in the bathroom on the 2nd floor.	6/3/24	Yes 5/7/25	
Note:	Water was observed in the bottom of the cabinet & leaking out of the P trap pipe.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.6(a)	RHCF shall inspect and repair all plumbing with low water pressure throughout the facility.	6/3/24	No 5/7/25	
2.4(c)	RHCF shall not reoccupy the facility prior to approval from the Bureau.	6/3/24	Yes 5/7/25	

End of Report

Tracy Yarichide

Report Reviewed with:

[signature]

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