

New Jersey Department of Health

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: sipfep	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____ B. WING _____	(X3) DATE SURVEY COMPLETED C 09/18/2022
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NAME OF PROVIDER OR SUPPLIER BROOKDALE ECHELON LAKE	STREET ADDRESS, CITY, STATE, ZIP CODE 207 LAUREL ROAD VOORHEES, NJ 08043
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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: TYPE OF SURVEY: Complaint COMPLAINT #NJ148378 and #NJ154407 CENSUS: 108 SAMPLE SIZE: 4 SURVEY DATE: 09/18/2022</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, based on this Complaint Survey.</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		
A1179	<p>8:36-17.1(a) Housekeeping-Sanitation-Safety-Maintenance</p> <p>(a) The facility shall provide and maintain a sanitary and safe environment for residents.</p> <p>This REQUIREMENT is not met as evidenced by: COMPLAINTS #s NJ148378 and #NJ154407</p> <p>Based on observations, interviews, record reviews and facility policy review, the facility failed to maintain a sanitary and safe environment as</p>	A1179		

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

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(X6) DATE

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A1179	<p>Continued From page 1</p> <p>evidenced by the presence of a black substance growing on walls and ceilings in 6 of 18 apartments, Apartments NJ Exec Order 26.4b1 [REDACTED], in the hallway above the door of Apartment 104, and in the first-floor lounge area. This had the potential to affect all residents.</p> <p>On 09/18/2022 at 3:46 PM, the New Jersey Department of Health determined the failed practice represented a serious threat to residents' health and safety. The facility's Executive Director was informed of the urgency of the situation involving the growth of a black substance in multiple locations, and a Removal Plan was requested.</p> <p>Findings included:</p> <p>On 09/18/2022 at 10:17 AM, the surveyor began an independent tour of the facility that ended at 11:53 AM.</p> <p>On 09/18/2022 at 10:47 AM, the surveyor observed Apartment NJ Exec [REDACTED] which revealed a black substance growing in multiple locations in the bathroom of the apartment. The black substance was present on the ceiling tile where it met the wall; an additional area of the wall between the commode and the shower which had an approximately 2-inch by 2-inch area of the black substance. At 10:50 AM, the Home Health Aide (HHA) was interviewed and stated that when she was in a bathroom with a resident, she was not looking around and was not looking up. The HHA acknowledged the black substance on the wall and ceiling area in the bathroom of Apartment NJ Exec [REDACTED]. She stated she had not noticed it before.</p> <p>On 09/18/2022 at 10:38 AM, the surveyor interviewed Resident #1 who explained that</p>	A1179		

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A1179	<p>Continued From page 2</p> <p>he/she had been moved to this current apartment because the previous apartment (Apartment [redacted]) had "mold growing in it". Resident #1 stated it had been [redacted] since the move. Resident #1 explained that the resident as well as the resident's family had complained to management about the "mold". Review of the electronic medical record (EMR) for Resident #1 revealed the resident was tested on [redacted] and found to have a Brief Interview for Mental Status (BIMS) score of [redacted], indicating the resident was [redacted].</p> <p>On 09/18/2022 at 11:04 AM, the surveyor observed Apartment [redacted] which revealed the ceiling of the apartment, starting by the window and extending approximately six feet into the room, appeared to be a gray color. The gray tinge got lighter further away from the window. By the air conditioning (AC) unit, where the ceiling tiles met the top of the wall, there was an area approximately eight inches in length by approximately two inches in height where a black substance was growing on the wall.</p> <p>On 09/18/2022 at 11:15 AM, the surveyor observed Apartment [redacted] which revealed an area near the window where the wall met the ceiling that had been patched. The area was dark gray in color. The resident was unavailable for interview during the observations.</p> <p>On 09/18/2022 at 11:18 AM, Resident #7 allowed the surveyor to observe the resident's apartment. Resident #7 stated he/she was aware that other residents had "mold" in their apartments. There was no visible growth in Resident #7's apartment. Resident #7 stated Resident #1 was [redacted] in the building.</p>	A1179		
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A1179	<p>Continued From page 3</p> <p>On 09/18/2022 at 11:37 AM, Resident #2 allowed the surveyor to observe the resident's apartment. Upon entering the apartment, a black substance was observed to be growing on the wall near the air conditioner (AC) unit. The black substance was also observed in a corner where the wall met the ceiling tile. From the ceiling, coming down the corner of the wall, was an area of the black substance approximately 18 inches long by about 2 inches wide. Along the ceiling, at the top of the wall, was another area that was approximately 12 inches long and about 2 inches high. Resident #2 stated he/she had reported "the mold," but since Resident #2 did not have anyone to advocate on the resident's behalf, the resident felt as though the concerns NJ Exec Order 26.4b1 Resident #2 stated the Maintenance Director (MD) had cleaned the AC unit because when the MD started the unit, a black puff of smoke came out of the unit and into the air. A review of the electronic medical record (EMR) for Resident #2 revealed the resident was tested on NJ ex order 26.4b1 and found to have a BIMS score of NJ ex order 26.4b1 indicating the resident was NJ ex order 26.4b1.</p> <p>On 09/18/2022 at 11:57 AM, an initial interview was conducted with the Executive Director (ED). When asked to review the facility's grievance log, the ED stated she did not keep a grievance log. She kept notes in the residents' folders and she dealt with grievances on a one-to-one basis. The ED stated she could not recall if any residents had complained about mold growing in their apartments.</p> <p>On 09/18/2022 at 12:31 PM, the surveyor interviewed the Maintenance Director (MD). The MD stated the issue with Apartment NJ Exor started with a leak in the AC unit. The facility consulted with a heating, ventilation, and air conditioning</p>	A1179		
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A1179	<p>Continued From page 4</p> <p>(HVAC) company and the AC unit was cleaned on the inside and outside. The affected area was wiped down and the carpeting was cleaned. The MD stated the facility had now hired a painter who was supposed to cut out a two-foot by two-foot area and replace the drywall. The carpeting was supposed to get replaced, too. The MD stated the black substance had not been tested. The MD stated he would have to talk with the Regional MD to see if the black substance needed to be tested.</p> <p>When asked about the plan for Apartment [REDACTED] the MD stated he was not aware of an issue in Apartment [REDACTED]. The MD recalled cleaning the AC system in early August 2022 but stated nothing had been reported to him about a black substance since he cleaned the unit.</p> <p>The MD stated nothing had been reported to him about the black substance in the bathroom of Apartment [REDACTED]. The MD did not provide a date but stated he had cleaned a "black fuzzy substance" from the AC units in the first-floor lounge area. He stated again that the substance had not been tested, and his only direction was to wipe off the black substance with a mild cleaning solution that was a multi-surface cleaner. Per the MD, if anyone in the facility (housekeepers, aides, dietary, et cetera) noticed any kind of black substance, they were supposed to report it to the Receptionist who was instructed to enter it into the TELS (an online maintenance work order system) system. The MD informed the surveyor that he had been transferred to the facility from a sister facility. He had heard the facility had past issues with mold but it was mostly in the summer months. He stated this was not a new issue and that the Regional MD recommended the best course of action was to cut out the areas and</p>	A1179		

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A1179	<p>Continued From page 5</p> <p>remove and replace them. However, the Regional MD had not been out to inspect the black substance. Referring to Apartment [REDACTED], The MD stated he had not been to the apartment since he had cleaned the AC unit and at that time, a black substance was wiped from the AC unit, walls, and ceiling.</p> <p>Beginning on 09/18/2022 at 1:23 PM, the MD accompanied the surveyor to observe the affected areas, as follows:</p> <ul style="list-style-type: none"> - On 09/18/2022 at 1:42 PM, in Apartment [REDACTED], the MD acknowledged the black substance that was growing in the bathroom, on the wall between the commode and the shower. The MD stated it had not been reported to him or in TELS and that the ceiling tiles would have to be taken down to see what was going on. Additionally, he stated it was concerning since the room was occupied. - On 09/18/2022 at 2:02 PM, in Apartment [REDACTED] (now vacated and the resident relocated), the MD walked into the apartment and stated, "This was not where the issue was," referring to the black substance that was now present where the ceiling met the wall. When asked what he thought the substance was, the MD stated, "I can't quite say, as I'm not sure what has caused it." The MD stated that the last time he was in the apartment, the issue was on the front part of the AC unit, and that was cleaned off after the AC unit was fixed. The MD observed the gray color on the ceiling that started above the window and came about six feet into the apartment and stated he would have to have the Regional MD come out and look at it, since he did not know what he was dealing with. 	A1179		

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A1179	<p>Continued From page 6</p> <p>- On 09/18/2022 at 2:08 PM, Resident #2 invited the surveyor and MD into his/her apartment. The MD stated, "Again, this is not what I cleaned when I cleaned the AC unit. I'm not sure what this is." Resident #2 stated it had been reported several times.</p> <p>- On 09/18/2022 at 2:11 PM, Resident #3 invited the surveyor and MD into his/her apartment. The MD observed the base around the AC unit was pulling away from the wall. On the front side of the unit, starting from the floor and coming up, there was an area of the black substance approximately 24 inches high and approximately 6 inches wide. A review of the EMR for Resident #3, indicated the resident was tested on [redacted] and had a BIMS score of [redacted], indicating the resident had [redacted] NJ ex order 26.4b1</p> <p>- On 09/18/2022 at 2:18 PM, in Apartment [redacted] NJ Exoc, the ceiling tiles in front of the AC unit and over the window were observed to have a black and brownish substance. The MD acknowledged the substance. The resident who occupied this apartment was in the hospital at this time.</p> <p>- On 09/18/2022 at 2:22 PM, the MD acknowledged another area of the black substance on the first floor hallway above the doorway to Apartment [redacted] NJ Exoc. The area of black substance measured approximately 1 inch wide by 8 inches long, and the paint was peeling off below the black substance.</p> <p>On 09/18/2022 at 3:53 PM, a follow-up interview was conducted with the ED who stated Resident #1 was moved because the family member stated the carpet was wet from the AC unit and that there was mold in the carpeting. The ED stated</p>	A1179		

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A1179	<p>Continued From page 7</p> <p>the plan was to redo Apartment [redacted]. The ED stated she often spoke with Resident #2 but had not been up to the resident's apartment to look at the black substance. The ED stated she had not been in Apartments [redacted] or [redacted]. She stated the company did not spare any expense if there was an issue that needed to be addressed. The ED stated no one had mentioned anything to her about mold in the building, but it could have been mentioned to the MD.</p> <p>The surveyor reviewed the work orders completed in the TELS system in August and September 2022 with the following findings:</p> <ul style="list-style-type: none"> - 08/01/2022 - leak in ceiling and smells in room - Apartment [redacted] - 08/11/2022 - black mold on ceiling and wall - Apartment [redacted]. - 08/11/2022 - leaking in the ceiling tile - Apartment [redacted]. - 09/02/2022 - replace water-damaged ceiling tile - Apartment [redacted] - 09/02/2022 - mold on wall - Apartment [redacted]. - 09/02/2022 - mold in the communal living room by the air conditioner - 1st floor. - 09/18/2022 - black mold on side of wall - Apartment [redacted]. <p>Review of a facility policy titled, "Departmental (Maintenance) - Plumbing, HVAC and Related Systems," revised 06/2011, revealed,</p> <p>"11. Inspect air-conditioning unit drains and filters weekly. Change filters at least monthly during use. Discard soiled filters.</p> <p>12. Air conditioning units should have major cleaning and maintenance performed in the spring and fall before the system is changed over. During summer months check the units in the residents' rooms at least monthly during the summer. Vacuum and maintain as necessary."</p>	A1179		
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A1179	Continued From page 8 A Removal Plan was requested and provided to the surveyor on 09/18/2022. On 09/23/2022 at 2:29 PM, an updated Removal Plan was received and approved by the New Jersey Department of Health.	A1179		

<u>DEFICIENCY TAG #</u>	<u>HOW THE CORRECTIVE ACTION WILL BE ACCOMPLISHED TO THOSE RESIDENTS FOUND TO HAVE BEEN AFFECTED BY THE DEFICIENT PRACTICE?</u>	<u>HOW THE FACILITY WILL IDENTIFY OTHER RESIDENTS HAVING THE POTENTIAL TO BE AFFECTED BY THE SAME DEFECIENT PRACTICE?</u>	<u>HOW THE FACILITY MONITOR ITS CORRECTIVE ACTIONS TO ENSURE THAT THE DEFECIENT PRACTICE IS BEING CORRECTED AND WILL NOT RECUR?</u>	<u>COMPLETION DATE</u>
<p>Brookdale Echelon Lake</p> <p>NJ00154407</p> <p>Black fuzzy substance identified in rooms 104,107, 209, 211, 311, 321 & 407</p>	<ul style="list-style-type: none"> 9/19 confirmed Industrial Hygienist and Restoration company walkthrough, sampling, and cleaning processes and procedures on 9/20/22. HWD health assessment focused on respiratory infection signs and symptoms was completed on 09/19/22 for residents in units NJ Exec Order 26.4b1. All residents NJ Exec Order 26.4b1 are all NJ Exec Order 26.4b1 have not experienced a recent NJ Exec Order 26.4b1, did not express any NJ Exec Order 26.4b1 and did not have any signs and symptoms of NJ Exec Order 26.4b1. Primary care provider and legal representatives for residents in units NJ Exec Order 26.4b1 were notified. Re-training of direct caregivers on reporting and care for signs and symptoms of respiratory infection. Started on 9/18, 9/19. Community is currently working on possible apartment transfers of for residents in units NJ Exec Order 26.4b1. 	<ul style="list-style-type: none"> No other residents were identified having the potential to be affected by “Black Fuzzy Substance”. Industrial Hygienist will complete a facility walkthrough on 9/20/22. Health and Wellness Director or designee will assess residents in units NJ Exec Order 26.4b1 daily for one week to identify any potential airway irritations, or respiratory infections. <p>Informed all associates on reporting procedures if and when a “Black Fuzzy Substance” is observed esp. in resident apartments.</p>	<ul style="list-style-type: none"> Executive Director/Health and Wellness Director/ Maintenance/Designees will communicate with Industrial Hygienist and Restoration Company before and after each site/ facility visits. Executive Director or designee will perform an environmental walkthrough 2 to 3 times weekly for 2 weeks Executive Director or designee to continue with associates and residents reeducation based on review of the recommendations of Industrial Hygienist. 	<ul style="list-style-type: none"> Industrial Hygienist site visit on 9/20/22 at 11am. Remediation plan, based on the results of Industrial Hygienist and Restoration Company has begun with preliminary setting of containments and sealing off the rooms from the corridors (began 9/21). Containment of the affected areas Rooms 107, 209, 211, and 407 was completed on each unit was sealed off from the remainder of the building at each doorway on 9/22. Containments will be completed on 10/6 after final content is removed and surface cleaning of the entire unit will be completed on this will be done in stages and performed after the sheetrock/impacted

materials are removed in each room(scheduled for 9/28, 9/29, 9/30 Air scrubbing in progress at this time.

- Removal of the affected materials in the affected area. Visual assessment in the remaining materials for mold growth will be completed on is scheduled based on the initial protocol with PRV (Air Sampling) events taking place on 10/2(1st Floor), 10/4(2nd Floor), 10/6(3rd Floor), and 10/7(4th Floor) In the event that mold growth is observed, removal of the affected materials approximately two feet in all directions beyond the edge of growth will occur.

Expected completion date
October 10, 2022.

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{A 000}	<p>Initial Comments</p> <p>Initial Comments: TYPE OF SURVEY: REVISIT CENSUS: 122 SAMPLE SIZE: 6 SURVEY DATE: 12/17/2022</p> <p>The facility is in substantial compliance with 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, based on this Revisit Survey.</p>	{A 000}		

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

TITLE

(X6) DATE

STATE FORM: REVISIT REPORT

PROVIDER / SUPPLIER / CLIA / IDENTIFICATION NUMBER sipfep Y1	MULTIPLE CONSTRUCTION A. Building B. Wing	DATE OF REVISIT 12/17/2022 Y3
NAME OF FACILITY BROOKDALE ECHELON LAKE	STREET ADDRESS, CITY, STATE, ZIP CODE 207 LAUREL ROAD VOORHEES, NJ 08043	

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 A1179	Correction	ID Prefix _____	Correction	ID Prefix _____	Correction
Reg. # 8:36-17.1(a)	Completed	Reg. # _____	Completed	Reg. # _____	Completed
LSC _____	12/16/2022	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 9/18/2022

CHECK FOR ANY UNCORRECTED DEFICIENCIES. WAS A SUMMARY OF UNCORRECTED DEFICIENCIES (CMS-2567) SENT TO THE FACILITY? YES NO