

TERRY E. BRANSTAD
GOVERNOR

KIM REYNOLDS
LT. GOVERNOR

RODNEY A. ROBERTS, DIRECTOR

Complaint/Incident Intake #: 36422-C

December 7, 2011

Ms. Kit Steiber, Interim Administrator
Prairie Hills at Des Moines
5815 SE 27th Street
Des Moines, IA 50320

RE: Final Complaint/Incident Investigation Report – Prairie Hills at Des Moines, Des Moines, IA

Dear Ms. Steiber:

Enclosed is the **Final Complaint/Incident Investigation Report** from the on-site monitoring visit of November 30, 2011, completed by the Department of Inspections and Appeals ("DIA") in accordance with Iowa Code chapter 231C and Iowa Administrative Code ("IAC") chapters 481—67 and 481—69. **No Regulatory Insufficiencies were identified.**

If you have any questions regarding the enclosed Report, please contact me at 515/281-7039.

Sincerely,

Rose Boccella

Rose Boccella
Program Coordinator
Adult Services Bureau

Enclosure

IOWA DEPARTMENT OF INSPECTIONS AND APPEALS
Assisted Living Program
Final Complaint/Incident Investigation Report

Assisted Living Program:

Prairie Hills at Des Moines
Kit Steiber, Senior Living Consultant
5815 SE 27th St.
Des Moines, IA 50320

Complaint/Incident Intake #:

#36422-C

Date of Complaint/Incident Investigation:

November 30, 2011

Monitor(s):

Doran Pruisner, Construction/Design Engineer Senior

Definitions: *The following definitions are relevant:*

Assisted Living Program – A program certified under 481 IAC 69 that provides housing with contracted services to three or more tenants in a physical structure that provides a homelike environment. Services may include but are not limited to health-related care, personal care, and assistance with instrumental activities of daily living. A General Population Program is an Assisted Living Program that is not dementia-specific but may have tenants with cognitive disorder.

Dementia-Specific Assisted Living Program - An assisted living program certified under 481 IAC 69 that serves fewer than fifty-five (55) tenants and has five (5) or more tenants who have dementia between Stages 4 and 7 on the Global Deterioration Scale (GDS), or serves 55 or more tenants and 10 percent or more of the tenants have dementia between Stages 4 and 7 on the GDS, or holds itself out as providing specialized care for persons with dementia, such as Alzheimer's disease, in a dedicated setting.

Regulatory Insufficiency - A violation of a statutory or rule provision within the Code of Iowa (2011) or the Iowa Administrative Code (IAC) governing assisted living programs. A regulatory insufficiency requires a plan of correction to be presented to and approved by the Department of Inspections and Appeals (DIA).

Plan of Correction - A written response to one or more regulatory insufficiencies that are statutory or rule violations. The plan should identify how and by what date each regulatory insufficiency will be corrected, and what measures will be taken to ensure the problem does not recur. The plan is due to DIA within ten (10) working days of the program's receipt of a Complaint/Incident Investigation Report. Depending on the circumstances, DIA may revisit the assisted living program to confirm progress in fulfilling a plan's corrective measures.

Overview: *In preparing this report, the following information was considered:*

Current Program Census

Assisted Living Programs are defined by the type of population served. The census numbers below were provided by the Program at the time of the October 5, 2011 on-site visit.

Dementia-Specific Program by Definition	
Number of tenants without cognitive disorder:	<u>27</u>
Number of tenants with cognitive disorder:	<u>5</u>
Total Population of Program at time of on-site	<u>32</u>

Dementia-Specific Program by Dedication	
Number of tenants without cognitive disorder:	<u>0</u>
Number of tenants with cognitive disorder:	<u>2</u>
Total Population of Program at time of on-site	<u>2</u>

TOTAL census of Assisted Living Program	<u>34</u>
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Program History – The program received a regulatory insufficiency in the area of Record Checks during the Sept. 14, 2011 Recertification on-site. During the Complaint Investigation (#36136-C) of Oct. 5, 2011, the program received regulatory insufficiencies in the areas of Staffing and Food service.

Complaint/Incident Investigation – The Complaint/Incident investigator made the observations detailed in the following areas:

A. Structural Requirements

Complaint/Incident Allegation: It was alleged there was mold and mildew on ceiling tiles and in the bathroom fans and lights. It is alleged there are holes in the wall heating units and warm air comes in and makes the mold. Toilets have black color mold in the bowls including toilets in vacant apartments.

- **Monitoring Observation:** See attached report from State Fire Marshal.
- **Regulatory Insufficiency:** None noted.

Terry E. Branstad
Governor
Kim Reynolds
Lt. Governor



Larry L. Noble
Commissioner
Raymond A. Reynolds
State Fire Marshal
Jeffrey L. Quigle
Assistant State Fire Marshal

Prairie Hills, Des Moines
Intake Number: IA00036422-C

On Wednesday, November 30, 2011, the Construction/Design Engineer Senior met with Kit Steiber, Senior Living Consultant at Prairie Hills of Des Moines. She stated that the program was without an administrator and she was filling in until one was hired. The Construction/Design Engineer Senior gave her the Complaint Statement and explained the purpose of the visit. The Department of Inspections and Appeals received a complaint concerning mold and the Construction/Design Engineer Senior needed to ask questions and conduct an inspection of the program. She stated the program had been certified for two years and that they haven't had any type of water leaks or roof leaks. She also stated that the program has not received any type of complaint from tenants or family regarding mold.

The Construction/Design Engineer Senior conducted an investigation and randomly inspected several dwelling units in each of the three wings of the building including the Dementia Specific Unit. Some of the dwelling units were vacant and some were occupied. The following units were physically inspected: 302, 303, 306, 317, 318, 319, and 405. None of the units showed any damage of any kind. The units were clean and well kept.

The Construction/Design Engineer Senior determined that this complaint is unsubstantiated.

Doran Praisner
Construction/Design Engineer Senior
Division of State Fire Marshal