DEPARTMENT OF INSPECTIONS AND APPEALS

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	S0003	A. BUILDING: _____ B. WING _____	C 04/09/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
3801 GRAND	3801 GRAND AVE DES MOINES, IA 50312

(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	Initial Comments **Amended 5/26/26 following Informal Conference decision.** Assisted Living Programs for People with Dementia are defined by the population served. The census numbers were provided by the Program at the time of the on-site. Tenants without cognitive impairment: 26 Tenants with cognitive impairment: 17 Total census: 43 The following regulatory insufficiency was cited during the Investigation of #131855-C.	A 000		
A 710	481-69.35(1)b Structural Requirements 69.35(1) General requirements. b. The buildings and grounds shall be well-maintained, clean, safe and sanitary. This REQUIREMENT is not met as evidenced by: Based on observation, interview, and record review, the Program failed to ensure all areas of the building were clean and well-maintained. Findings follow: Observations during an environmental tour on 4/8/26 and 4/9/26 revealed the following: 1. Unit 305 - Spotted areas of discoloration of unknown substance/source on the fire damper box and connecting HVAC ductwork in closet by entrance to unit and 2nd closet and secondary closet by second kitchenette area (closets are	A 710	**POC 6/2/2026** Regulatory Insufficiency-481.69.35(1)b Structural Requirements Between 4/20/26 - 5/8/26, any listed items were appropriately cleaned and repainted with specific paint to prevent condensation from cool air ductwork collecting dust on the exterior of the ductwork. This same process is being done proactively for all unimpacted ductwork and equipment. Quarterly maintenance inspections will include expanded checks for any signs of condensation and dust on this equipment.	

DIVISION OF HEALTH FACILITIES - STATE OF IOWA
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE TITLE (X6) DATE

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A 710	Continued From page 1 back to back, unit unoccupied) 2. Unit 308 - Spotted areas of discoloration of unknown substance/source on the fire damper box and connecting HVAC ductwork in closet near entrance (unit unoccupied) 3. Unit 315 - debris/dust buildup of bathroom ceiling vent (unit unoccupied) 4. Unit 317 - Spotted areas of discoloration of unknown substance/source on the fire damper box and connecting HVAC ductwork in closet by entrance to unit and on wall/ceiling behind/near the ductwork, and debris/dust buildup of bathroom ceiling vent (unit unoccupied) 5. Dust/debris buildup of vent in 3rd floor laundry room and hallway vent near unit 311 6. Stained ceiling tiles located outside 3rd floor elevator, near unit 310, near unit 314, and near unit 316 7. Peeling/cracked/bubbled paint near ceiling/can light on 1st floor above fire place Record review revealed documentation provided by the complainant included a statement from an evaluation completed by a Certified Residential Indoor Specialist on 1/26/26 at the Program. Documents included a signed letter from the specialist noting during the evaluation he identified visible dust accumulation in supply vents and boot areas, particulate reservoirs at several vent locations, ventilation irregularities in certain rooms, areas of potential moisture intrusion, and HVAC components that may require further evaluation.	A 710	3rd floor laundry room vent grate was cleaned and repainted with the specific paint as of 5/8/26. Regular housekeeping of this grate will occur weekly. Ceiling tiles are utilized in the hallways to provide access to a 2-pipe heating and cooling system. Though insulated, these pipes can sweat on particularly warm and humid days. 3801 Grand provided manufacturer documentation that these tiles are mold/mildew resistant and discolor when wet to indicate a condensation drip. Referenced tiles were replaced as of 5/8/26, and future signs of condensation drips will be replaced in coordination with re-insulation. The peeled paint spot was repaired as of 5/8/26. As the Indoor Specialist did not present this matter to the facility, they did not have access to the rooftop to assess ventilation or HVAC components. 3801 Grand continues to utilize Excel Mechanical to ensure proper functioning of this equipment.	

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A 710	Continued From page 2 Additional record review revealed that the Program hired Southeast Environmental Microbiology Laboratories, an outside party, to conduct a mold inspection. The mold inspection and testing was completed on 4/14/26, which included full visual assessment of areas to identify possible contributors to mold growth, as well as the collection of air samples. The report concluded laboratory analysis showed no elevated mold conditions existed within the property. Additionally, air samples collected were within normal range. The company stated that based on the visual inspection and laboratory results, in its professional opinion, professional mold remediation was not required. During an interview on 4/8/26 at 11:30 a.m. with the Development Director for Newbury Living (management company for the program), the development director indicated the building was 32 years old and had no central air system, it's rather a two-pipe closed system, and a fan from the ceiling of one of the closet areas blows air over the pipe and out the vents. An additional vent pulled in air from the roof and could create condensation during periods of higher temperatures outside. He indicated since it's a closed system, there was no overlap between any apartments. During an interview on 4/9/26 at 12:50 p.m. with the Maintenance Manager, who held certification as a residential mold inspector and professional real estate inspector, he reported routine inspections of units were completed once per quarter to change furnace filters and looked in closets when communicated by staff or others, or upon a tenant moving out when deep cleaning	A 710		

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A 710	Continued From page 3 was done of the unit in preparation to flip the unit. Upon observing the areas in question, the Maintenance Manager indicated the fire damper boxes and connecting HVAC ductwork could get condensation during higher temps and could sometimes "sweat". He did not believe the spotted discoloration areas to be mold, but rather either a buildup of dust/debris that became moist and affixed to the ductwork and/or mildew buildup. The Maintenance Manager indicated former maintenance staff may have incorrectly painted over these areas in the past and the areas were now bleeding through. The Maintenance Manager indicated a more preferred resolution would have been to first clean the area with a bleach mixture, then sand down, and then use a mold/mildew resistant primer, and then re-paint. The Maintenance Manager indicated he had received no reports by staff, tenants, or tenant families for the areas reviewed, but indicated important issues were promptly addressed if known and would address the areas now that he was aware. During exit on 4/9/26 at 1:35 p.m., the Development Director, the Executive Director, and the Director of Nursing confirmed the above findings.	A 710	**Date Insufficiency Corrected: 5/8/2026**	