

DEPARTMENT OF INSPECTIONS AND APPEALS

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: S0056	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____ B. WING: _____	(X3) DATE SURVEY COMPLETED C 05/21/2025
NAME OF PROVIDER OR SUPPLIER HERITAGE COURT ASSISTED LIVING		STREET ADDRESS, CITY, STATE, ZIP CODE 1499 OFFICE PARK RD WEST DES MOINES, IA 50265		
(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 Assisted Living Programs are defined by the type of population served. The census numbers were provided by the Program at the time of the on-site. Number of tenants without cognitive impairment: 19 Number of tenants with cognitive impairment: 1 Total census: 20 The following regulatory insufficiencies were cited during the investigation of Complaints 125771-C and 125821-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 observations, interview and record review the Program failed to consistently maintain the building. This potentially pertained to 20 of 20 tenants who resided at the Program (Tenants #1-#20). Findings follow: During an interview on 5/12/25 an interviewee expressed concerns conveyed to her by tenants regarding the heat/temperature of the main areas of the building but specifically the dining area. She added they said the roof leaks and they put buckets out to catch the water. Observations on 5/13/25 revealed the roof tiles in	A 710		

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 the dining room was stained, dirty and damaged. A tenant present in the dining room said the ceiling leaks when it rains. Observations on 5/21/25 revealed many of the ceiling panels appeared to be new. A tenant present said the rain is coming again and it will probably leak. During an interview at 1:15 p.m. on 5/21/25 Staff A said during a heavy rain on 5/20/25 the Program had to place containers to catch dripping water. When asked if ceiling panels/tiles had been replaced since the rain on 5/19/25 she responded, "yes." Staff B also confirmed the Program had used containers to gather rain as it dripped from the ceiling and maintenance had replaced ceiling tiles/panels since the rain on 5/19/25. When interviewed on 5/21/24 a maintenance staff member confirmed ceiling tiles/panels had been replaced since the rain on 5/19/25. He said the leaky roof had been an issue for at least the past five years. He confirmed Program Administration/management had purchased tar for the roof but the application had not prevented the leaks. He added the Program obtained bids for roof repair but nothing had been done to fix the roof. When asked about the heating system he said the Program had obtained some supplies to improve the functioning of the heating system but while working on system another issue had been identified and the Program had not fixed that issue. He said he could not say whether the heating system will operate when the weather cools but a new concern with operation had been identified but not fixed.	A 710		