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
	S0170	A. BUILDING: _____ B. WING _____	C 04/22/2025

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
ADDINGTON PLACE OF FAIRFIELD	3000 WEST MADISON AVENUE FAIRFIELD, IA 52556

(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 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. Number of tenants without cognitive impairment: 29 Number of tenants with cognitive impairment: 6 Total census: 35 No regulatory insufficiencies were cited during the investigation of Incidents #127402-I, #127447-I, #127448-I, #127449-I, #127896-I, #127897-I, #127899-I and #128035-I. The following regulatory insufficiency was cited during the investigation of Complaint #127643-C.	A 000	See attached POC 6/25/25	
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 interview and record review, the program failed to ensure clean well maintained apartments were provided following an evacuation due to water damage for 4 of 17 affected tenants reviewed (Tenants #10, #14, #15 and #16). Findings follow: On 4/17/25 at 8:45 AM the Business Office Manager reported on 2/21/25 at 11:10 PM a water pipe burst resulting in flooding throughout the	A 710	Complaint #127643-C – Structure/Life Safety Deficiency: The program failed to ensure a clean and well-maintained apartment for tenants following evacuation due to water damage. Upon their return, three tenants found their apartments in various states of disarray, including a toilet not hooked up, improperly installed flooring, missing baseboards, and personal items piled in the middle of the floor. Provider's Plan of Correction: In the event that an incident such as this should occur again, the program will implement the following structured post-restoration protocol to ensure that all apartments are fully prepared for tenant return: prior to any re-occupancy, each affected unit will undergo a thorough inspection using a standardized checklist to confirm that all plumbing fixtures, including toilets, are properly installed and functioning; flooring and baseboards are correctly and completely installed; and the apartment is clean and returned to an orderly condition with personal belongings properly placed. The Director of Facilities will be responsible for signing off on each inspection to verify that all work has been completed to standard. To ensure this process is consistently followed, the Program Director will review completed inspection forms and conduct random audits of restored units following any	

			future displacements.	

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A 710	Continued From page 1 building. Tenants were evacuated during the early morning hours of 2/22/25 to sister communities or the homes of family members. The program had remediation crews in the building on 2/22/25 addressing the water damage and then repairing the building. The program sent an email to tenants/their representatives on 3/14/25 giving them an update about the return to the building. The email explained tenants residing at the sister community in Muscatine were to return on 3/18/25. Tenants staying with a family member were to contact the Executive Director and arrange a day and time for their return. Tenants at a sister community could rest assured the program was coordinating their transportation back to the community. The letter noted during the reconstruction process, tenant belongings were placed in the center of the apartments and covered to protect them from drywall dust. Staff had replaced the items to their original places. On 4/21/25 at 9:10 AM Staff A reported Tenant #14's apartment was not ready when he returned. Tenant #14 had stayed with his son in Chicago during the evacuation and received an email letting him know the apartment was ready. When they arrived, the toilet wasn't hooked up, the baseboards weren't down and all of the tenant's belongings were in the middle of the room still wrapped in plastic. The tenant and his son were really upset. They made sure the apartment was clean prior to Tenant #14's return two weeks later. On 4/21/25 at 12:10 PM Tenant #15's daughter reported her father was staying at a sister community during the evacuation and transported back by the program. She was told the staff would move him and she did not need to be	A 710		

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A 710	Continued From page 2	A 710		

present. When she arrived four days after his return, the condition of the apartment was terrible. Tenant #15's belongings were still in boxes and there was a path for him to get around. His bookshelf was broken during the construction process. The baseboards were not on and there was thick construction debris in the apartment. She would not consider the apartment move-in ready. If the apartment was not ready for her father to return to, he should not have been transported back to the program. Her father had allergies and COPD and the dust affected these conditions. When the baseboards were installed the workers did not clean up after themselves. They left debris on the floor as well as a pair of boots.

On 4/21/25 at 3:15 PM Tenant #10 reported when she was brought back to her apartment by the program, her belongings were still in the middle of the floor. In addition, there were problems with the new laminate floor in the kitchen. It needed to be repaired as there was a bump and a dip. When this was fixed, the workers left thick dust all over the apartment, which affected her allergies. Three of the caregivers did clean her apartment which she appreciated.

On 4/17/25 at 11:00 AM Tenant #16 stated when she returned to her apartment on 4/10/25 it was structurally sound but all of her belongings were in the middle of the floor. When Tenant #16 opened her closet on 4/16/25, she realized her filing cabinet and lock box had standing water in them.

Record review on 4/17/25 of the program's residency agreement revealed they would maintain and repair tenant apartments. Four tenants' apartments were not in good repair at the

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A 710	Continued From page 3 time they were told they could return following an evacuation due to water damage. On 4/21/25 at 10:30 AM the Executive Director confirmed Tenant #14's toilet was not hooked up when he returned to his apartment from Chicago. She believed Tenant #15 was going to remain at a sister community or discharge to another facility which was why his apartment was not ready on his return, despite the program transporting him back to the building. The Executive Director confirmed the flooring was replaced in Tenant #10's apartment, but not installed correctly. She stated the high and low areas were trip hazards for the tenant.	A 710		