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
	S0264	A. BUILDING: _____ B. WING _____	C 01/03/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
LAKESIDE VILLAGE	2067 HWY 4 PANORA, IA 50216

(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: 42 Number of tenants with cognitive impairment: 10 TOTAL census: 52 The investigation of 113610-I resulted in no regulatory insufficiencies. The following regulatory insufficiency was cited during the investigation of Complaint #117535-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 and interview the program failed to consistently ensure the building and grounds were well-maintained and safe. This affected all tenants residing at the Program (Census 52). Findings include: Observation on 12/28/23, while on an environmental tour with the Administrative Assistant, revealed the following: 1. Siding missing off of the Northeast side of the	A 710	The Plan of Correction is attached.	

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 building. 2. Soffit pulled loose on the East side of the building held in place with wooden supports. Soffit missing on the West side of the building above the deck of room 100. 3. Fascia board trim on main canopy missing. 4. The South fourth floor stairwell had a large water damaged area with water stained ceiling, flaking paint, bubbling paint on the wall and an area near the ceiling. The area was darkened and gave the appearance of mold and/or mildew. 5. Both deck support posts supporting apartment 100's deck rotted at the base. 5. A large Dexter commercial grade industrial washer located on the first floor was out of order. The Administrative Assistant thought the washer had been broken for two years. 6. a. 1 of 9 Exterior Dryer vent covers missing on the North side of the building. b. 5 of 5 dryer vent covers missing on the South side of the building. c. 17 of 45 dryer vent covers missing on the West side of the building. The Administrative Assistant reported some residents reported concerns with birds building nests inside the dryer vents with the missing covers that had been blown off in the storms. When interviewed on 12/28/23 at 1:18 p.m. Tenant #2's family member revealed they had issues with birds entering their mother's room several times. They could hear the birds banging around inside the dryer trying to get out and when they would open the door, the birds would fly out.	A 710		

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	S0264	A. BUILDING: _____ B. WING _____	C 01/03/2024

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
LAKESIDE VILLAGE	**2067 HWY 4 PANORA, IA 50216**

(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 710	Continued From page 2 When interviewed on 12/28/23 at 1:30 p.m. Tenant #3 revealed he had problems with birds as well. Tenant #3 reported his dryer vent was plugged up and quit drying clothes. He reported it had been like that for about seven months. Tenant #3 reported he could sit on his deck and watch the birds go in and out of his dryer vent. He reported he tried to take a heavy wire to break the nest loose but couldn't do it. Observation on 1/03/24 at 8:45 a.m. revealed birds flying in and out of the dryer vent holes on the South side of the building.	A 710		

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTIONS	PROVIDER/SUPPLIER/CLIA INDENTIFICATION NUMBER: S0264	DATE SURVEY COMPLETED: 1-3-2024

Tag #	SUMMARY STATEMENT OF DEFICIENTCIES (EACH DEFICIENCY SHOULD BE PRECEDE BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERRED TO THE APPROPRIATE DEFICIENCY	Identify what changes to the provider's systems and practices were made to ensure compliance with the specific statute(s). Include information about how the provider will maintain compliance in the future.	COMPLETION DATE
Tag #1	**Regulation and Reg Number** **481-69.35(1)b Structural Requirements69.35**(1) General requirements. b. The buildings and rounds shall be well-maintained, clean, safe and sanitary. This REQUIREMENT is not met as evidenced by: Based on observation and interview the program failed to consistently ensure the building and grounds were well-maintained and safe. This affected all tenants residing at the Program (Census 52).	**Tag # A 710**	**What initial correction was made?** Interior and exterior water damage, mold, deck supports, fascia, siding and soffits were fixed as of 2/26/2024 by Eric Hegberg (Contractor). 1. Soffit pulled loose on the East side of the building held in place with wooden supports. Soffit missing on the West side of the building above the deck of room 100 were both repaired, completed by 3/5/2024, by contractor, Eric Hedberg. 2. Siding missing off of the Northeast side of the building was repaired completed by 3/5/2024, by contractor, Eric Hedberg. 3. Fascia board trim on main canopy missing, fixed on completed by 3/5/2024, by contractor, Eric Hedberg. 4. The South fourth floor stairwell had a large water damaged area with water-stained ceiling, flaking paint, bubbling paint on the wall and an area near the ceiling. The area was darkened and gave the appearance of mold and/or mildew were repaired on completed by 3/5/2024, by contractor, Eric Hedberg, additional contractor will be evaluating this area by 4/30/2024. 5. Both deck support posts supporting apartment 100's deck rotted at the base were repaired on completed by 3/5/2024, by contractor, Eric Hedberg. 6. A large Dexter commercial grade industrial washer located on the first floor was out of order, this will be removed by 4/30/2024. 7a. 1 of 9 Exterior Dryer vent covers missing on the North side of the building, 5 of 5 dryer vent covers missing on the South side of the building, and 17 of 45 dryer vent covers missing on the West side of the building were replaced on completed by 2/22/2024, by contractor, Juan's Duct Cleaning Service. 7b.All dryer vents were cleaned out by Juan's Duct Cleaning Service on 2/22/2024.	**How will we ensure and maintain compliance going forward?** Maintenance staff or Designee will complete weekly, monthly, as needed, as determined by the director or designee building audits to ensure that soffit is secured on the building, no siding is missing, fascia board trim is in good repair, stairwells are without water damage and in good repair, Deck supports are secure, washing machines are functional or removed when not functioning, and exterior dryer vents are in place throughout the community. If items are noted to need repair, they will be addressed timely.	**Implementation Date:** 2/26/2024 **Completion Date:** Ongoing **Responsible Party:** Maintenance Coordinator, Director, or Designee

Compliance Date:____4/30/2024_____

Preparation and/or execution of this plan of correction does not constitute admission or agreement by the provider of the truth of the facts alleged or conclusions set forth in the statement of regulatory insufficiencies. The plan of correction is prepared and/or executed solely because it is required by the provisions of state law.