

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	X2) MULTIPLE CONSTRUCTION A. BUILDING <u>00</u> B. WING _____	X3) DATE SURVEY COMPLETED <b>04/08/2025</b>
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NAME OF PROVIDER OR SUPPLIER <b>BENNETT PLACE</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>3928 HORNE AVE NEW ALBANY, IN 47150</b>
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCY (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) COMPLETION DATE
R 0000 Bldg. 00	<p>This survey was for a State Residential Licensure Survey.</p> <p>Survey dates: April 8, 2025</p> <p>Facility number: 004442</p> <p>Residential: 24</p> <p>This State Residential Finding is cited in accordance with 410 IAC 16.2-5.</p> <p>Quality review completed on April 10, 2025.</p>	R 0000		
R 0187 Bldg. 00	<p>410 IAC 16.2-5-1.6(k) Physical Plant Standards - Deficiency</p> <p>During an observation and interview, the facility failed to ensure the hot water temperature was monitored and maintained at a safe temperature for physical plant standards. This deficient practice had the potential to affect 24 of 24 residents residing in the facility.</p> <p>Findings include:</p> <p>During a general observation in the facility on 4/8/25 between 9:11 a.m. and 9:20 a.m., with the Maintenance Director, the following hot water temperatures were out of an acceptable range:</p> <ul style="list-style-type: none"> <li>- In Room 126 the sink hot water temperature was 124.5 degrees Fahrenheit (F).</li> <li>- In Room 122 the sink hot water temperature was 125.2 degrees F.</li> <li>- In Room 112 the sink hot water temperature was 121.2 degrees F.</li> </ul>	R 0187	<p>On April 8, 2025, the Facilities Manager changed the water heater settings to the required setting between 100-120 degrees. The Facilities Manager kept a short term monitoring log of water temperatures on April 15th, 17th, and 18th, checking the temperature in three resident rooms per day. He found that the temperatures were in the required range each time, with readings ranging from 116F to 119.6F. Going forward, the facility will conduct and document weekly temperature checks. ED to audit weekly x 4 weeks and then monthly indefinitely to ensure safe water temps.</p>	04/18/2025

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
<b>Steffani J Dranchak</b>	<b>RN</b>	<b>04/26/2025</b>

Any deficiency statement ending with an asterisk (\*) denotes a deficiency which the institution may be excused from correcting providing it is determined other safeguards provide sufficient protection to the patients. (see instructions.) Except for nursing homes, the findings stated above are disclosable following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosed days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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	<p>During an observation, on 4/8/25 at 9:20 a.m., of the facility's two water heaters, the hot water temperature on the residents' water heater was at 130 degrees F and a second water heater in the kitchen was just above 140 degrees F. The Maintenance Director indicated there was a connecting pipe for the two water heaters, which mixed sometimes into the residents' room supply.</p> <p>During an interview, on 4/8/25 at 9:18 a.m., the Maintenance Director indicated no resident had complained about the water temperatures. In the past the residents had complained of the water temperatures being too cold, but that was due to a water heater that had stopped working. The Maintenance Director was supposed to conducted weekly tests on the resident's water in their rooms.</p> <p>During an interview, on 4/8/25 at 11:52 a.m., the Executive Director (ED) indicated he needed to check the facility policy to see what the appropriate water temperature was supposed to be. The facility policy on water temperatures deferred to the State regulation range. He indicated no residents had any burns or blisters due to the hot water temperatures.</p> <p>During the review, on 4/8/25 at 12:09 p.m., of the Water Temperature Checklist, a water temperature check was not documented in the logbook since 3/30/24.</p> <p>During a follow up interview, on 4/8/25 at 12:10 p.m., the Maintenance Director indicated he had not conducted water temperature monitoring over the last year. He did not know what the safe water temperature range was. There was no routine maintenance by the manufacturer of the water</p>			

DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CENTERS FOR MEDICARE & MEDICAID SERVICES

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	<p>heaters. If there was an issue with the water heaters he would call the manufacturer.</p> <p>The ED provided a copy of the current TELS Masters policy on 4/8/25 at 1:46 p.m. The policy included, but was not limited to, "... Common Causes... Residents may also not check the water before touching it. Other causes could come from mechanical issues such as temperature changes that occur when the water is being used in other areas of the building or a plumbing malfunction that causes a sudden burst of scalding water... Each state will have its own regulation on maximum water temperature allowed, but it typically will fall between 105 to 115 degrees F... Confirm the frequency inspections will be done (weekly or monthly)... 1. For burn prevention, federal guidelines advise that you keep domestic water temperatures below 120 degrees Fahrenheit, although this temp can still cause burns if exposure reaches five minutes..."</p>			