

Date: May 7, 2025

To: Memo For File

Re: Louisburg Assisted Living (formerly Southern Living for Seniors Louisburg)
Condition of Facility
361 Leonard Road
Louisburg (Franklin County)
FID #920147

From: Chris Sluder

A site visit was conducted by Chris Sluder April 24, 2025 to investigate the current condition of the facility for potential licensing. The facility was previously licensed. The front building was first licensed on May 13, 1968 for 32 beds. The rear addition was licensed on November 20, 1979 for 28 additional beds. The following findings include deficiencies that were observed to be outstanding from the July 7, 2023 Biennial Follow up Survey and the October 10, 2023 Complaint Survey.

Water Supply System

At the time of the site visit, the performance of the water supply system could not be tested. Review of records revealed an October 30, 2018 email from a Department of Labor employee indicating there was no air pressure on the hydropneumatic pressure vessel and the pressure tank was taken out of service. At the time of the site visit, the pressure gage on the tank was reading zero. The North Carolina Department of Environmental Quality Public Water Supply Section webpage lists the water supply system inactive as of January 19, 2024.

Septic System

The condition of the septic systems is unknown. The systems appear to be a pressure distribution systems. One for the original building and one for the addition.

Ceiling

Throughout the facility there were places in the ceiling that were damaged from the previous roof leaking. The roof has been replaced. There was water damage including stains, peeling tape at the joints and flaking popcorn finish. The 300 hall had several areas of the ceiling that were cut out because of water damage. These appeared to have happened due to water lines freezing and bursting. These damaged areas of the Roof/Ceiling Assembly reduced the fire resistance rating of the ceiling.

Deficiencies with the Roof/Ceiling assembly identified include but are not limited to:

- a. 100 Hall, Near Bedroom 107 the ceiling was stained and had a black microbial substance growing on the stain.
- b. 200 Hall, Large Sitting Room - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling in many areas.
- c. 200 Hall, Large Sitting Room - two gypsum wallboard panels were loosely secured to the structure above and cracks have formed around the panels. The texture ceiling finish on these panels was detaching at a faster pace.

- d. 200 Hall, Shower Room near Bedroom 212 - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling in many areas.
- e. 300 Hall, Group Bathroom near Bedroom 319 - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling in several areas.
- f. 300 Hall, Activity Room - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling in several areas.
- g. 300 Hall, Bedroom 331, Toilet Room - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling in several areas.
- h. 200 Hall, Tub Room near Bedroom 216 - the textured ceiling finish had deteriorated to a point where it was detaching from the gypsum ceiling in many areas.
- i. 200 Hall, RCC Office - the textured ceiling finish had deteriorated to a point that it was detaching from the gypsum ceiling.
- j. 300 Hall, Bedroom 323 - there was a 4 feet x 6 feet cut out.
- k. 300 Hall, Bulk Laundry, Storage - this room had a new gypsum ceiling installed. The new ceiling does not appear to be 5/8 inch thick and type X gypsum wall board and the joints between the wall and ceiling were not sealed.
- l. 300 Hall, Clean Linen Storage - a large portion of the ceiling had been cut out.
- m. 300 Hall, Bedroom 323, Window side Closet - a pipe was not fire-stopped.
- n. 100 Hall, Utility Closet - above the new water heater, a cable with its sealant was pulled out of the ceiling.

Fire Alarm

The Fire Alarm panel was relatively new. The inside of the panel was not accessible so the manufactured date was not available. An internet search [https://wiki.thefirepanel.com/wiki/Fire-Lite_MS_series_panels#] shows the panel was first released in 2007. The devices were of varying ages. Some of the heat detectors looked original. Because there was no maintenance documentation available, it could not be determined if the system was being maintained in accordance with NFPA 72 including ensuring that that 15 years from initial installation fixed-temperature nonrestorable spot type heat detectors were either replaced or 2 per 100 were laboratory tested.

The following additional deficiencies were identified with the Fire Alarm system.

- a. The bathroom off bedroom 106 did not have any detection.
- b. The storage room off the laundry has had a new ceiling constructed and did not have any detection.
- c. There was no documentation showing the fire alarm system was being maintained in accordance with NFPA 72 including ensuring that that 15 years from initial installation fixed-temperature nonrestorable spot type heat detectors were either replaced or 2 per 100 were laboratory tested.

The general condition of walls and floors many years of neglect. The following deficiencies were identified with the walls and floors.

Walls

- a. Kitchen - The lower foot of the wall contiguous with the corridor had been cut out.
- b. 300 Hall, Bulk Laundry - there were several holes in the exterior wall.
- c. Bedroom 331, Toilet Room -the wall had a hole.
- d. 200 Hall, Large Sitting Room - the gypsum walls around the exterior door were damaged.
- e. 200 Hall, Large Sitting Room - the vinyl wall base was missing at the exterior door.

- f. 200 Hall, Large Sitting Room - the gypsum walls around the electrical power outlet were not clean.
- g. 200 Hall, Large Sitting Room - the vinyl wall base was missing at the exterior door.
- h. 200 Hall, Shower Room Near Bedroom 212 - there was organic matter and microbial growth on the shower tile walls.
- i. Bedroom 213 - there was organic matter and microbial growth on the gypsum walls.
- j. 200 Hall, Shower Room Near Bedroom 212, Shower - the replacement caulk joint between the floor and the wall was rough and uneven.
- k. 200 Hall, Short Corridor Front Side near Bedroom 214 - the vinyl wall base was not attached to the wall near the exterior door.
- l. 200 Hall, Short Corridor Front Side near Bedroom 214 - the exit door was marred-up.
- m. Bedroom 214 - the corridor door and frame were marred-up.
- n. 300 Hall, Group Bathroom near Bedroom 319 - there was organic matter and microbial growth on the shower tile walls.
- o. 300 Hall, Group Bathroom near Bedroom 319 - there was organic matter and microbial growth on the showers tile walls.
- p. 300 Hall, Bulk Laundry - the vinyl wall base had fallen off the wall.
- q. 100 Hall, Kitchen, - the paint around the light switch was scratched up and dirty.
- r. 100 Hall, Tub Room - the paint on the corridor door was being chipped off by wheelchairs and carts.

Floors

- a. The front hall had terrazzo floors. Near Room 103, there was a crack in the floor across half of the hall and into the room.
- b. There were multiple places such as the living area and dining room where water was permitted to stand on the terrazzo floor, leaving a discolored area.
- c. The terrazzo floors in the front hall kitchen, bathrooms, and housekeeping closets had dark stains.
- d. The Vinyl Composition Tile in the 200 hall Living Room was worn and stained.
- e. The Vinyl Composition Tile throughout the 300 hall was stained. In Multiple places tiles were missing.

Specific examples of c, d, and e include but are not limited to:

- 200 Hall, Large Sitting Room - the VCT flooring was dirty and stained. In addition, there was a build-up of dirt at the intersection of the walls with the floor, corners, and around doorframes and other devices attached or sitting on the floor.
- 200 Hall, Shower Room Near Bedroom 212, Shower - there was organic matter and microbial growth on the tile floors.
- 200 Hall, Shower Room Near Bedroom 212 - the terrazzo flooring in the rest of the Bathroom, and the toilet area flooring were dirty and stained.
- 200 Hall, Shower Room Near Bedroom 212 - the terrazzo flooring was dirty and stained.
- Bedroom 213 - the terrazzo flooring was dirty and stained, especially the wall that backs up to the shower next door.
- 200 Hall, Toilet Room Near Bedroom 217 - the terrazzo flooring was dirty and stained. In addition, there was an unidentified liquid on the floor around the commode.
- 200 Hall, Tub Room Near Bedroom 216 - the terrazzo flooring around the commode had overspray from when the commode was painted.
- 200 Hall, Corridor outside of Kitchen - the terrazzo flooring was dirty and stained.
- 300 Hall, Group Bathroom near Bedroom 319, Showers - there was organic matter and microbial growth on their tile floors.

- 300 Hall, Clean Linen - the VCT flooring was dirty and stained.
- Bedroom 322, Shared Toilet Room - the VCT flooring was dirty and stained.
- Bedroom 322, - the VCT flooring was dirty and stained and the flooring was worn-through in two areas. In addition, there were several black scuff marks.
- Bedroom 331 - the VCT flooring was dirty and stained.
- Bedroom 331, Shared Toilet Room - the VCT flooring was dirty and stained.
- 300 Hall, Women Toilet - the textured flooring was wearing off and was dirty and had several glops of paint scattered about.
- 100 Hall, Tub Room - at the commode, the old hand grip (grab bar) escutcheon plate was still mounted to the floor, making it difficult to clean the floor.
- Bedroom 104 - the terrazzo flooring was dirty.
- Bedroom 105 - the terrazzo flooring was dirty and stained in multiple areas.

Doors

- a. 100 Hall, small office/telecom room - the corridor door was of hollow construction.
- b. Kitchen - The door to the corridor had been cut across the middle like a Dutch door.
- c. Bedroom 102 - The door handle was broken and would get stuck with the latch bolt retracted.
- d. Bedroom 105 - when the corridor door was closed, there was a 1/2-inch gap between the face of the door leaf and the doorframe stops.
- e. Bedroom 107 - when the corridor door was closed, there was a 9/16-inch gap between the face of the door leaf and the doorframe stops.
- f. 100 Hall, Tub Room - the corridor door does not latch into its frame when closed.
- g. Bedroom 319 - The door was sagging in its frame, causing the veneer to peel and making the door difficult to close and latch.
- h. Bedroom 323 - the corridor door was missing its latch bolt; therefore, the door cannot latch to its frame.
- i. Bedroom 323 - the corridor door's lock stile was split and cannot hold a latch bolt so the door can latch into its frame.

Plumbing

The following deficiencies were identified with the plumbing system.

- a. At the last Construction Section [Complaint] Survey conducted on October 10, 2023, there was a citation that the water pressure was low. The findings included that water to the 300 hall had been shut off and water at the 100 hall plumbing fixtures was at a trickle.
- b. The water lines to the water heater in the kitchen pantry were inadequately supported with zip ties.
- c. The drain lines for the clothes washing machine, eyewash station and utility sink in the laundry were run to the exterior, above ground where it is subject to freezing.
- d. 300 Hall, Bedroom 323 - the in-room sink had a plastic tub stationed below the p-trap. Due to there being no water, a leak could not be confirmed.
- e. 200 Hall, Toilet Room near Bedroom 217- the lavatory was not fully secured to the wall. One side had dropped $\frac{3}{4}$ inch below the other side.
- f. 200 Hall, Kitchen - The corridor wall behind the device and the sink had water stains on the gypsum wall and the vinyl base had fallen off the wall indicating the Ice Machine had been leaking onto the floor.

Mechanical

The following deficiencies were identified with the mechanical system.

- a. Direct observation of the HVAC ducts in the front building [100 and 200 halls] revealed that the duct insulation has deteriorated. Some of the branch ducts were showing bare metal.
- b. 300 Hall, Exterior, Clothes Dryer Exhaust System - the backdraft damper and wall cap were missing.
- c. 300 Hall, Exterior, Clothes Dryer Exhaust System - the exhaust duct was almost completely clogged.
- d. 300 Hall, Group Bathroom near Bedroom 319 - the exhaust ventilation system was not working.
- e. 300 Hall, Bulk Laundry - the exhaust ventilation system was not working.
- f. Bedroom 322, Toilet Room - the exhaust ventilation system was not working.
- g. Bedroom 331, Toilet Room - the exhaust ventilation system was not working.
- h. 200 Hall, Beauty Shop - the exhaust ventilation system was not working.
- i. 200 Hall, Toilet Room near Bedroom 217 - the exhaust ventilation system was not working.
- j. 200 Hall, Tub Room near Bedroom 216 - the exhaust ventilation system was not working.

Electrical

The following deficiencies were identified with the electrical system.

- a. 200 Hall, Shower Room near Bedroom 212 - one out of four light fixtures did not illuminate.
- b. 200 Hall, Shower Room near Bedroom 212 - the ground-fault circuit-interrupter (GFCI) electrical power receptacle does not have electrical power; therefore, it could not be tested for ground fault.
- c. 200 Hall, Storage Room near Bedroom 213 - the flex conduit's connection to the water heater was broken.
- d. Bedroom 213 - an electrical power receptacle was missing its cover plate, potentially exposing live current carrying parts and wiring.
- e. 300 Hall, Exterior Back Wall - the ground-fault circuit-interrupter (GFCI) electrical power receptacle had a ground pin stuck in the receptacle.
- f. 300 Hall, Exterior near Exit 10 - the light fixture was missing its globe.
- g. 300 Hall, Exterior near Exit 11 - the light fixture was missing its globe.
- h. 300 Hall, Bulk Laundry - the ceiling mounted light fixture was dangling from its junction box by its power wires.
- i. 300 Hall, Bulk Laundry the electrical power receptacle near the window was not secured to the wall.
- j. Bedroom 327 - the three light fixtures in this room did not illuminate.
- k. 300 Hall, Bedroom 322 - the light fixture above the sink did not illuminate.
- l. 200 Hall, Exterior near Large Sitting Room - the porch light had exposed cabling between the ceiling light fixture to a surface mounted junction box.
- m. 200 Hall, Beauty Shop - the ground-fault circuit-interrupter (GFCI) electrical power receptacle does not have electrical power; therefore, it could not be tested for ground fault.
- n. 200 Hall, Toilet Room near Bedroom 216 - the ground-fault circuit-interrupter (GFCI) electrical power receptacle did not trip when the test button was pushed and when tested with a GFCI circuit tester device.
- o. 200 Hall, Toilet Room near Bedroom 216 - the ground-fault circuit-interrupter (GFCI) electrical power receptacle was missing its cover plate.
- p. 100 Hall, Kitchen - two out of six light fixtures did not illuminate.
- q. 100 Hall, Shower Room - the shower light did not illuminate.
- r. Bedroom 105, Toilet Room - the light flickers when turned on.

Emergency Electrical

- a. 300 Hall, Corridor Exit 10 - the ceiling mounted self-contained emergency light did not illuminate on backup power when the test button was pushed.
- b. 300 Hall, Corridor Exit 11 - the ceiling mounted self-contained emergency light, had both headlights aimed at the floor.
- c. 200 Hall, Firewall - the exit sign on the 200 Hall side had its left chevron directional indicator, punch-out removed. With this punch-out removed, the exit sign was directing you to turn left to exit, but the correct way out was straight.
- d. 200 Hall, Firewall - the exit sign on the 100 Hall side had its right chevron directional indicator, punch-out removed. With this punch-out removed, the exit sign was directing you to turn left to exit, but the correct way out was straight.
- e. 100 Hall, Corridor Exit 1 - the ceiling mounted self-contained emergency light was missing from its base.

Building Envelope

Roof

The building has a new roof.

Soffit and Facia

The facia on both buildings has been covered with aluminum facia trim covers. In several places the underlying wood was rotted to the point that the trim covers were falling off.

- a. Area between the back side of 200 Hall and the fire wall - the exterior fascia trim and soffit was rotten and damaged from the fire wall to Room 213.
- b. Area between the front side of 200 Hall and the fire wall - the exterior fascia trim and soffit was rotten and damaged near Room 216.
- c. Front Porch - the fascia trim cover was bent and falling off on the left side exposing rotted wood fascia behind the trim.

Exterior Doors

1. 200 Hall, Large Sitting Room - in a closed position, the exterior door had an opening between the threshold and the bottom of the door.
2. 200 Hall, Exit Doors 8 - in a closed position, the exterior door had an opening between the top of the door and the bottom of the frame stop.
3. 300 Hall, Corridor Exit near Laundry - in a closed position, the exterior Exit 10 door had an opening between the threshold and the bottom of the door.
4. 200 Hall, Kitchen - in a closed position, the exterior door had an opening between the top of the door and the bottom of the frame stop

Windows

1. One window was broken at the right end of the front hall.

Exterior Walls

The exterior walls are block. Aside from some peeling paint, the walls are in good condition.

Comment on the roof/ceiling assembly

The facility is not sprinklered, so compartmentation, the ability of the fire resistance rated components to contain a fire, is especially important. Throughout the facility, the ceiling shows signs of water damage. Any area where there was enough water to result in discoloration of the ceiling could potentially reduce the fire resistance rating of the ceiling to an unacceptable level. These areas would have to be investigated to see if there was any swelling of the gypsum board indicating the gypsum board may be brittle, rusting fasteners, paper delamination or other damage that would weaken the strength of the gypsum board assembly. [See the Gypsum Association document GA-231-2019]

Assessment and repair should be done by a licensed Design Professional. *It is important to note that both buildings have wood truss gable roof system with a 5/8 inch gypsum board finish fastened directly to the bottom chord of the roof truss. This type of roof assembly does not appear in the UL Directory until the P-522 assembly appeared in the 2000 UL Directory. Before that, the calculated fire resistance was used. This wood truss gable roof assembly was tested as a fire resistance rated assembly in approximately 1991 when it received a 50 minute fire resistance rating. Consideration should be given whether or not the damage to the roof/ceiling assembly warrants upgrading to a listed UL assembly.*

Comment on Fire Alarm System

The Fire Alarm panel was relatively new. The inside of the panel was not accessible so the manufactured date was not available. An internet search [https://wiki.thefirepanel.com/wiki/Fire-Lite_MS_series_panels#] shows the panel was first released in 2007. The devices were of varying ages. Some of the heat detectors looked original. Because there was no maintenance documentation available, it could not be determined if the system was being maintained in accordance with NFPA 72 including ensuring that that 15 years from initial installation fixed-temperature nonrestorable spot type heat detectors were either replaced or 2 per 100 were laboratory tested.

Comment on the HVAC system

In the front building, built in 1967-8, the mechanical duct systems appear to have been installed at the time of construction. The ducts are solid metal ducts of heavy gage (approximate 19). The ceiling registers, including the 20 by 20 corridor return grills, were held in place with screw fasteners so a close examination was not possible. As was typical for installations prior to 1974, the ceiling penetrations did not appear to have fire dampers. The duct insulation on the branch ducts was minimal to begin with and has deteriorated to point that bare metal is showing. Replacing these ducts with flexible ducts would require the installation of ceiling radiation dampers.

In the rear building, built in 1978-9, the mechanical duct system is flexible duct and the registers are equipped with fire dampers. Based on the dust and grime accumulation, it appears that these dampers have not been exercised in a long time. These dampers would have to be exercised to verify their operation.

The facility is seeking a new license.

The facility has been closed or vacant for more than one year the 2005 Rule 13F .0302 (d) requires the facility to meet all requirements of a new facility.

The Building Code requirements of a new facility that the facility does not meet include but may not be limited to:

- The facility is not equipped with an NFPA 13 sprinkler system.
- The existing fire resistance rated roof ceiling assembly does not meet a listed UL assembly. [Both buildings have wood truss gable roof system with a 5/8 inch gypsum board finish fastened directly to the bottom chord of the roof truss. This type of roof assembly does not appear in the UL Directory until the P-522 assembly appeared in the 2000 UL Directory. Before that, the calculated fire resistance was used. This wood truss gable roof assembly was tested as a fire resistance rated assembly in approximately 1991 when it received a 50 minute fire resistance rating.]
- The facility does not have separation of incidental use spaces such as Laundry, storage rooms, soiled linen and trash collection rooms and the kitchen.
- Having no vision panels, the existing fire walls do not meet the current requirements for smoke barrier doors.
- The HVAC systems do not have duct detection (the combined air movement of space is greater than 2000 cfm).

The Rule requirements of a new facility that the facility does not meet include but are not limited to:

- The storage areas do not appear adequate to meet 13F .0305(f)(1-3).
- There is not a housekeeping closet with a floor receptor or mop sink. 13F .0305(f)(5)
- Locked storage for residents' personal articles was not identified. 13F .0305(f)(7)
- There is not a minimum of one residential type washer and dryer each provided in a separate room that is accessible by staff, residents, and family. 13F .0305(L)(3)
- The windows in the rear building do not have screens. [13F .0305]