STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	225654	A. Building B. Wing	09/10/2025

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
Benjamin Healthcare Center	120 Fisher Avenue Boston, MA 02120

For information on the nursing home's plan to correct this deficiency, please contact the nursing home or the state survey agency.

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (Each deficiency must be preceded by full regulatory or LSC identifying information)
F 0921 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Many	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public. (continued on next page)

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days 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 disclosable 14 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.

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (Each deficiency must be preceded by full regulatory or LSC identifying information)
F 0921 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Many	Based on observations, records reviewed and interviews, for three of three shower rooms utilized by the residents, the Facility failed to ensure it provided a safe, functional, and sanitary environment, when door locks to the shower rooms did not function properly, shower rooms were not clean, smelled musty, were observed with visible areas of mold, and the overhead ventilation system was nonfunctional.Findings include:The Facility Policy, Infection Prevention and Control Program, dated revised August 2016, indicated the infection prevention and control program is a facility-wide effort involving all disciplines and individuals and is an integral part of the quality assurance and performance improvement program.The Policy indicated important facets of infection prevention includes the following, identifying possible infections or potential complications of existing infections, instituting measures to avoid complications or dissemination, educating staff and ensuring that they adhere to proper techniques and procedures and enhancing screening for possible significant pathogens.During a tour on 09/10/25 at 10:39 A.M., of the Shower Room on 2 [NAME] (Second Floor), the Surveyor observed the following; -The shower room door had a key entry doorknob and above the key entry doorknob was a push coded entry lock that staff were trying to utilize to enter the shower room. Two staff members were observed trying to unlock and open the shower room door but had difficulty with the push button coded entry locked shower door. -The shower room appeared dry, however there was an obvious musty odor to the room. -Three rolling shower chairs were stored in the shower. -A white folded adult brief (a type of disposable undergarment for urinary or bowel incontinence) was leaning against the back of one of the shower chairs. -The shower had a built-in bathroom bench and it contained the following items. -a moist damp towel. -an unopened 2XL package of socks were placed on top of the moist damp towel. -a sponge, an opened half empty bottle of Derma Vera skin and hair cleanser. -an opened half empty capped bottle of body oil. -one opened capped Derma Daily product was located next to the moist damp towel. -Several areas on the shower ceiling, bathroom tile molding, and the curtain rod, were observed covered with black spots.-The shower curtain had several areas of black colored spots adhered to curtain. -The shower room ventilation grill (regulates air flow from an HVAC Unit) located in the ceiling, had a large amount of dust build up which was adhered to the grill. At the time of the observation there did not appear to be any airflow in or out of the ceiling vent. The Surveyor held a single sheet of toilet paper up against the vent and it was not pulled into or blown away from the vent.During a tour on 09/10/25 at 10:46 A.M., of the Shower Room on 2 East (Second Floor), the Surveyor observed the following. -The shower door key entry doorknob was unlocked (so anyone, including residents,could enter or exit the shower. Located above the key entry doorknob there was an outline of a silver plate mounted with an empty hole without a push button coded entry lock, and a surgical glove was tucked in the hole. -The shower room felt humid, appeared wet, damp, moist and smelled musty. -Water droplets were observed on two of the shower walls. -Several areas of black spots were observed on the white grout around the shower titles. -A Rolling shower chair was located in the shower. -The Shower Pull Cord cover plate and screw securing the Emergency Pull Station were rusted and the white pull cord string was frayed. -There was one opened bottle of Derma Vera Skin and Hair Cleaner located on the shower grab bar leaning against the wall. -A white face cloth (observed to have areas of black and brown discoloration) was wrapped around the showers grab bar. -A bottle of hand sanitizer was sitting on the floor. -The shower liner and curtain had several areas of black spots adhered to the liner and curtain. -The shower had a built-in bathroom bench and it contained the following items; -several damp towels were folded on top of one another. -two Anti-perspirant deodorant spray bottles, one was uncapped. -Under the built-in bathroom bench, on the floor next to the floor vent, there were two white towels (observed to have areas of black discoloration on them). -one bottle of Derma Vera skin and hair Cleaner was lying on the floor. -The shower room ventilation grill located in the ceiling, had a large amount of dust build up, which was adhered to the grill. At the time of the observation there did not appear to be any airflow in or out of the ceiling vent. The Surveyor held a single sheet of toilet paper up against the vent and it was not pulled into or blown away from the vent.During a tour, on 09/10/25 at 11:01 A.M., of the Shower Room on 1 [NAME] (First Floor), the Surveyor observed the following;-The shower room ventilation grill located in the ceiling, had a large amount build up dust, which was adhered to the grill. At the time of the observation there did not appear to be any airflow in or out of the ceiling vent. The Surveyor held a single sheet of toilet paper up against the vent and it was not pulled into or blown away from the vent. -The shower curtain had several areas of black spots adhered to the curtain. -The shower had a built-in bathroom bench