



MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES LICENSING AND CERTIFICATION ASSISTED HOUSING

STATEMENT OF DEFICIENCIES & PLAN OF CORRECTION End of Provisional Survey	Date Completed: 2/5/2025
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Name of Facility: Jem Estates Administrator: Milinda Jo Adams Level IV PNMI – Residential Care Facility. Census: 16 Total Capacity: 18 License Number: PND39720	Address: 465 W Corinth Rd. Corinth, ME 04427
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Summary Statement of Deficiencies	Plan of Correction	Completion Date
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<p>Jem Estates, a Level IV PNMI Residential Care Facility, is not in compliance with the Regulations Governing the Licensing and Functioning of Assisted Housing Programs: Level IV PNMI Residential Care Facilities and Infection Prevention and Control, Part of 10-144, Chapter 113.</p> <p>The following was not met:</p> <p>3 Licensing</p> <p>3.4.3 Additional licensing requirements. Prior to the issuance of a license and prior to re-licensure, the facility shall:</p> <p>3.4.3.3 Comply with all other applicable laws and regulations pertaining to licensing;</p> <p>This has not been met as evidenced by:</p> <p>Based on record review and interview, the facility did not utilize the Maine Background Check Center (MBCC) to obtain a comprehensive background check reports as required by 10-144 C.M.R., Ch.60, Maine Background Check Center Rule established under 22 M.R.S. Ch. 1691, Maine Background Check Center Act for 3 of 3 staff working with direct access to residents providing care.</p> <p>Findings:</p> <p>On 1/15/25 a request for completed checks utilizing the MBCC for facility staff was requested for review. The following was identified:</p>	<p>Click or tap here to enter text.</p>	<p>Click or tap here to enter text.</p>
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<p>1. Staff #1 was hired on 6/18/2024 with direct access to residents with a MBCC application date of 1/15/2025.</p> <p>2. Staff # 2 was hired on 1/18/24, working direct access with residents in January 2024 through January 2025 without a MBCC being completed under the current facility that was not registered with the MBCC.</p> <p>3. Staff #3 was hired on 1/18/24, working direct access with residents in January 2024 to January 2025 without a MBCC being completed under the current facility that was not registered with the MBCC.</p> <p>Staff hire dates and dates of MBCC application were reviewed with the Administrative Assistant on 1/15/25 at the time of exit.</p> <p>On 1/16/25 MBCC check center staff confirmed no MBCC checks were completed by the facility prior to survey on 1/15/25.</p> <p>10 Administration</p> <p>10.9 Administrative responsibilities. The administrator is responsible for the overall operation of the facility. Notwithstanding Section 10.1, the administrator shall perform the following duties:</p> <p>10.9.1 Ensure that all staff are qualified and competent and are performing their duties consistent with all regulations and provisions of law.</p> <p>This has not been met as evidenced by:</p> <p>Based on records review and interview, the Administrator failed to comply with all regulations and provisions of law after a change of facility ownership that required the facility to register with and</p>		



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<p>conduct background checks with the Maine Background Check Center (MBCC).</p> <p>Finding:</p> <p>Prior to hiring and assigning direct access care duties to staff, the Administrator failed to obtain comprehensive background check reports as required by 10-144 C.M.R., Ch.60, Maine Background Check Center Rule established under 22 M.R.S. Ch. 1691, Maine Background Check Center Act to ensure staff did not have disqualifying offenses, this includes Administrative staff.</p> <p>This finding was reviewed with the Administrative Assistant on 1/15/25 at the time of exit.</p> <p>On 1/16/25 MBCC staff confirmed no MBCC checks were completed by the provider prior to survey on 1/15/25.</p> <p>15 SANITATION/DIETARY SERVICES</p> <p>15.14 Manual dishwashing. When manual dishwashing is employed, equipment and utensils shall be thoroughly washed in a detergent solution having a temperature of at least one hundred twenty degrees (120°) Fahrenheit and then shall be rinsed free of such solution. Eating and drinking utensils shall be sanitized by one of the following three methods:</p> <p>15.14.1 Immersion for at least one-half (1/2) minute in clean hot water at a temperature of at least one hundred seventy degrees (170°) Fahrenheit.</p> <p>15.14.2 Immersion for at least one (1) minute in a clean solution containing at least fifty (50) parts per million</p>		



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<p>of available chlorine as a hypochlorite and at a temperature of at least seventy-five degrees (75°) Fahrenheit.</p> <p>15.14.3 Other sanitizing methods may be used upon written approval of the Department.</p> <p>15.15 Mechanical dishwashing. When mechanical cleaning and sanitizing is used, the following standards shall be met:</p> <p>15.15.1 The wash-water temperature shall be at least one hundred thirty (130°) Fahrenheit. When hot water is relied upon for sanitization, the final or fresh rinse water shall be at least one hundred eighty degrees (180°) Fahrenheit, unless otherwise stated in the manufacturer's specifications.</p> <p>15.15.2 When chemicals are relied on for sanitization, they shall be applied in such concentration and for such a period of time as to provide effective bacterial treatment of the equipment and utensils.</p> <p>15.15.3 Machines (single-tank, stationary rack, door-type machines and spray-type glass washers) using chemicals for sanitization may be used, provided that the wash-water is kept clean, chemicals added for sanitization are automatically dispensed and the chemical sanitizing rinse-water temperature is not less than seventy-five degrees (75°) Fahrenheit, nor less than the temperature specified by the machine manufacturers.</p> <p>This has not been met as evidenced by:</p>		



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<p>Based on observation and staff interview, the facility failed to ensure when manual or mechanical dishwashing was employed it was completed by the above methods.</p> <p>Finding:</p> <p>On 2/5/2025 surveyor observed the facility dishwasher. No sanitation cycle was observed on the dishwasher.</p> <p>Administrative Assistant and surveyor could not confirm mechanical dishwasher had sanitation capabilities.</p> <p>Administrative Assistant and on duty Certified Nurse's Assistant confirmed that manual dishwashing was not employed by the above methods to ensure sanitization.</p> <p>This finding was also reviewed with Administrative Assistant at exit interview on 2/5/2025 at approximately 1:00 p.m.</p> <p>16 SANITATION/PHYSICAL PLANT REQUIREMENTS</p> <p>16.6 General condition of the facility and surrounding premises.</p> <p>16.6.1 The facility and surrounding premises shall show evidence of routine maintenance and housekeeping and repair of wear and tear shall be made in a timely fashion.</p> <p>This has not been met as evidenced by:</p>		



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<p>Based on observation and staff interview, the facility failed to ensure there was evidence of routine maintenance and housekeeping in some areas.</p> <p>Findings:</p> <p>On 2/5/2025 a tour of the facility was completed with the following observations:</p> <ol style="list-style-type: none">1) Bathroom vents in bedrooms 6 and 9 were observed to have dust accumulation.2) An area of countertop located by the cook stove in the kitchen was observed to have worn finish creating an uncleanable surface. <p>These findings were confirmed with Administrative Assistant at the time of observation and reviewed with Administrative Assistant at exit interview on 2/5/2025 at approximately 1:00 p.m.</p> <p>16.7 Toilets and bathing facilities.</p> <p>16.7.10 All bathing facilities shall be equipped with grab bars that meet the Americans with Disabilities Act standards. All bathing facilities are required to have hard-wired, wireless or battery-operated call bell systems. Bathing facilities shall afford safety and privacy and shall be maintained in a sanitary condition. Facilities initially licensed after July 1, 2003 shall have a toilet and hand-washing sink in each bathing facility.</p> <p>This has not been met as evidenced by:</p>		



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<p>Based on observation and staff interview, the facility failed to ensure a bathing room was equipped with a call bell.</p> <p>Finding:</p> <p>On 2/5/2025 surveyor observed a bathroom with shower located by the living room area.</p> <p>Bathroom was observed to be unequipped with a call bell.</p> <p>This finding was confirmed with Administrative Assistant at the time of observation and reviewed with Administrative Assistant at exit interview on 2/5/2025 at approximately 1:00 p.m.</p>		