

STATEMENT OF DEFICIENCIES & PLAN OF CORRECTION Biennial Survey		Date Completed: 6/24/2025
Name of Facility: SCHOONER ESTATES RESIDENTIAL CARE Administrator: John S. Rice PNMI LEVEL IV RESIDENTIAL CARE FACILITY Census: 19 Total Capacity: 26 License Number: PND978		Address: 200 STETSON RD AUBURN, ME 04210-6458
Summary Statement of Deficiencies	Plan of Correction	Completion Date

Schooner Estates Residential Care, a Level IV PNMI Residential Care Facility, is in not in substantial compliance with 10-144, Chapter 113, Regulations Governing the Licensing and Functioning of Assisted Housing Programs: Level IV Residential Care Facilities and Infection Prevention and Control.

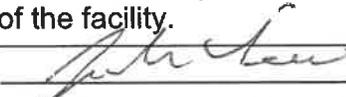
The following requirements were not met:

**9 SCOPE OF LICENSES**

**9.1 Beds to be located in distinct part of facility.** In facilities providing more than one licensed level of care, assisted living services must be provided in a physically distinct part of the facility. An independent building, floor or wing containing only Level IV beds may constitute a distinct part. Several beds physically proximate to one another, such as all beds on one side of a corridor or on one level of a hall, may qualify as a distinct part, but such determination must be made by the Department upon written request prior to the operation of such a distinct part. The Department will approve the request only if it is shown that such a distinct part will comply with all laws and regulations and no other reasonable alternatives are available.

This has not been met as evidenced by:

Based on observation, staff interview, and record review, the facility failed to ensure beds were located in a distinct part of the facility.

  
John Rice, Director of Operations

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Findings:

On 6/24/2025 the surveyor toured the facility.

It was determined that a resident in Hallway "C" room 107 was occupied by a resident receiving residential care services.

The floorplan submitted with change in capacity application signed March 15<sup>th</sup>, 2022, indicates bedrooms B1-B9 and proposed bedroom C 102 would be proposed as licensed Residential Care Level IV bedrooms in this area.

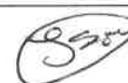
There was no indication Room C 107 would be licensed, and room is also not "Distinct" in relation to the other level IV bedrooms within this wing. This room is licensed as Assisted Living Type II.

This finding was reviewed with the Director of Maintenance at the time of observation and confirmed with the Director of Maintenance and the Director of Nursing at exit interview on 6/24/2025 at approximately 1:00 p.m.

9.1

The resident in room C107 was placed in the room as an interim measure to ensure care in an ADA room and proximity to residential care staff prior to him being discharged to a higher level of care (resident was previously in an apartment). The resident was discharged on July 10, 2025 to the hospital and will not return. Schooner plans to consult with Licensing prior to taking any similar actions to ensure prior and proper approval.

Room was vacated  
7/10/2025



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**16 SANITATION/PHYSICAL PLANT REQUIREMENTS**

**16.21 Safety requirements:**

**16.21.2** Extension cords are prohibited unless equipped with a fuse mechanism.

16.21.2

To ensure the safety of everyone, new residents are informed of approved and non-approved items for their rooms prior to admission. Staff are also informed of proper furnishings and are encouraged to report/ remove any violations.

Cord was removed on 6/24/2025. Resident and staff memo to be delivered by 7/18/2025.

This has not been met as evidenced by:

On 6/24/2025 the surveyor toured the facility.

A green extension cord was observed in resident room B 104. Once identified by surveyor extension cord was immediately removed by the Director of Maintenance.

A memo will be distributed to all residents reminding them about not using extension cords in their rooms. Staff will receive an in-service memo as an ongoing reminder.

This finding was confirmed with the Director of Maintenance at the time of observation and reviewed with the Director of Maintenance and the Director of Nursing at exit interview on 6/24/2025 at approximately 1:00 p.m.

