STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	055664	A. Building B. Wing	05/21/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
York Healthcare & Wellness Centre	6071 York Blvd. Los Angeles, CA 90042

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 - Some	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public. **NOTE- TERMS IN BRACKETS HAVE BEEN EDITED TO PROTECT CONFIDENTIALITY** Based on observation, interview and record review the facility failed to ensure that the heating, ventilation, and air conditioning (HVAC) system was properly maintained to provide a safe and comfortable environment for 97 residents. The HVAC unit servicing the conference room malfunctioned and emitted a burnt plastic odor and white smoke into the facility. The malfunctioning HVAC unit had the potential to adversely affect resident health and safety by exposing residents to smoke and burnt odors, causing respiratory discomfort, anxiety, and the need for emergency response measures. During a review of the facility Maintenance Log titled Checking HVAC and Coils, changing filters dated 1/2026 to 5/2026, indicated that routine inspections that were documented for HVAC Units 1 through 9 were documented. During a review of the Heating & Air conditioning Invoice dated 5/20/2026, indicated that HVAC #6 had a bad contactor (electrical component) that needed to be replaced. During an observation on 5/21/2026 at 12:39 PM in the facility day room/conference room, surveyors detected a burning plastic odor emanating from the ceiling ventilation vents. [NAME] smoke was observed from the ceiling vent of the conference room for approximately one minute before dissipating. Facility staff were immediately notified of the odor and smoke. Administrator (ADM) was observed initiating the facility's Emergency Operations Plan for an internal fire event. The ADM was observed directing front desk staff to contact 911, instructed staff to close resident room doors and monitor residents for any safety concerns and directed the Maintenance Supervisor (MS) to inspect the HVAC unit located on the roof above the day room area. Facility staff opened the front entrance doors to improve ventilation, and an industrial air scrubber was placed in the day room to assist with air circulation and odor removal. During an interview on 5/21/2026 at 12:42 PM, the MS reported that electrical power to the HVAC unit had been shut off after a burnt plastic odor was detected originating from the unit. The MS stated there were no visible signs of fire, active smoke, or fire damage observed at the HVAC unit. The MS further stated that the HVAC system serviced only the day room and front lobby area. During an observation on 5/21/2026 at 12:45 PM, the local fire department arrived at the facility, including the Fire Chief (FC) and firefighters, in response to the reported burning plastic odor and smoke in the day room/conference room area. The FC was observed discussing the incident and the facility's response actions with the ADM. The Firefighters were observed inspecting the day room ventilation ducts and requested access to the rooftop HVAC unit for further evaluation. During an observation on 5/21/2026 at 1:00 PM, facility staff were observed monitoring residents and maintaining resident room doors closed during the inspection. Residents residing in Rooms 22-24 and 1-4 were interviewed and stated they were doing okay. Residents denied shortness of breath, coughing, respiratory distress, or other related symptoms. During a concurrent record review on 5/21/2026 at 1:20 PM with the MS, Maintenance records for HVAC inspections, coil cleaning, and filter changes from January through May 2026 were reviewed. MS stated that the facility had nine rooftop HVAC units and had received routine inspections, coil cleaning, and filter replacement. The MS identified HVAC Unit #6 as the unit servicing the day room and front lobby and confirmed it did not provide ventilation to resident rooms. During a concurrent record review on (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 - Some	5/21/2026 at 1:30 PM with the MS, Heating & Air conditioning Invoice dated 5/20/2026 was reviewed. MS stated that HVAC #6 had been inspected on 5/20/2026 and the invoice had indicated that the HAVC #6 had a bad electrical component that needed to be replaced. MS stated that this damaged electronic component could have caused the HVAC #6 not to work properly which caused the burnt plastic smell and white smoke to come from the conference room ventilation duct. During an interview on 5/21/2026 at 1:57 PM - Interview with Repairman (RM 1), RM [ROOM NUMBER] stated he inspected the HVAC unit on 5/20/2026 and determined the unit had a defective electrical component requiring replacement. RM [ROOM NUMBER] stated his inspection today 5/21/2026 revealed the HVAC compressor was damaged and required replacement. RM [ROOM NUMBER] stated the burnt plastic odor and white smoke originated from the damaged compressor. RM [ROOM NUMBER] stated there was no evidence of active fire damage upon inspection; however, the electrical components associated with the compressor were damaged. RM [ROOM NUMBER] further stated the damaged electrical component identified during the 5/20/2026 inspection could have contributed to the compressor malfunction and subsequent damage. ^A review of the facility's P&P titled Maintenance Service revised 1/2012, indicated that the maintenance department is responsible for maintaining the buildings, grounds, and equipment in a safe and operable manner at all times and maintaining the heat/cooling system, plumbing fixtures, wiring, etc., in good working order. The P&P indicated that the director of maintenance is responsible for maintaining the following records/reports: inspection of building; work order requests and maintenance schedules. A review of the facility's P&P titled Resident Rooms and Environment revised 1/2012, indicated that the facility staff aim to create a personalized, homelike atmosphere, paying close attention to the following: cleanliness and order; pleasant, neutral scents; comfortable levels of ventilation and comfortable temperatures.