STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	365616	A. Building B. Wing	05/28/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
Kettering Heights Post Acute	3313 Wilmington Pike Kettering, OH 45429

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 0925 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Many	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests. **NOTE- TERMS IN BRACKETS HAVE BEEN EDITED TO PROTECT CONFIDENTIALITY** Based on observation, interview, review of facility environmental and pest control documents and policy review, the facility failed to ensure an effective pest control program. This had the potential to affect all residents residing in the facility. The facility census was 99.Findings Included:Review of a facility document titled Environmental Safety/Maintenance, dated 03/16/2026 revealed a concern related to pests possible back in attic. During an interview on 05/26/26 at 11:10 AM, the Central Supply Clerk/Housekeeper (CSC) stated they had a racoon issue and had a company come out to trap them. The CSC stated two raccoons were caught about a week and a half prior. The CSC stated in January 2026, he noticed squirrels and had someone come out and trap them. He stated they heard them in the ceiling of the MedBridge B Unit. At that time, the Maintenance Director went into the attic and found droppings. The CSC stated that in February 2026, he found a hole in the corner of the courtyard and reported it to the Maintenance Director. He said the Maintenance Director did not take care of the hole. During an observation on 05/26/26 at 11:15 AM, with the CSC, a large gaping hole where the soffit and fascia connected above the gutter was observed. Gnaw marks were observed on the fascia too. The CSC estimated the hole was about the size of a basketball. The CSC stated that previously a raccoon was trapped on the ground in that corner. A 2-foot-long by 1.5-inch-wide piece of vent from the soffit was observed on the ground behind the bush and [NAME]. An additional hole was observed in the opposite corner behind the bush that filled the whole corner from the ground to the roof. The hole was 3 to 4 inches wide and about a foot long. The CSC stated it was big enough for a squirrel to get into. During an observation on 05/26/26 at 11:33 AM, the CSC pointed out another small hole in the back of the building in the corner of the soffit outside room [ROOM NUMBER]. The CSC stated it was about the size a squirrel could get into. He stated that if that were a hole the squirrels came through, they would be able to travel down the 300 Hall (MedBridge Unit B). Review of a Termite & Pest Service Report dated 01/23/2026 revealed Pest Control Vendor #25 provided a wildlife inspection/estimate to the facility. The Report revealed proposed services with no documented estimated cost. During a telephone interview on 05/26/26 at 6:42 PM, Pest Control Representative (Rep) #16 for Pest Control Vendor #25 stated he provided general pest control for the facility. He verified that in January of 2026, the Maintenance Director reported residents were hearing noises in the attic, so an estimate was completed at that time. He stated based on the documents, entry points for squirrels were identified. During an interview on 05/26/26 at 9:41 AM, the Administrator stated staff had reported hearing something run around in the ceiling, so they called a pest control company. The Administrator stated there was a hole in the roof where squirrels got in, saying the pest control company came and within three weeks removed squirrels and racoons. He believed the point of entry was in the courtyard area around the corner of the therapy gym where there was a gap in the flashing. The Administrator verified a wildlife estimate was requested in January of 2026, but the decision was made to go with a different company. Review of a Special Service Agreement dated 02/10/26 from Pest Control Vendor #26 revealed agreement instructions for a 5-day wildlife trapping for squirrels in the attic, with four follow-ups included. The document revealed an electronic signature by the facility Administrator signed and dated on 05/06/2026. Review of a Service Inspection Report dated (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: 365616	(X2) MULTIPLE CONSTRUCTION A. Building B. Wing	(X3) DATE SURVEY COMPLETED 05/28/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
Kettering Heights Post Acute	3313 Wilmington Pike Kettering, OH 45429

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 0925 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Many	05/11/26 from Pest Control Vendor #26 revealed multiple entry points were identified that were large enough to grant access to squirrels, raccoons, and birds. The Service Inspection Report indicated squirrel traps were set and that the vender would return with larger traps to also target racoons, and that traps would be checked once a day for the next four days. Review of a Service Inspection Report dated 05/13/26 from Pest Control Vender #26 revealed two adult raccoons were trapped. An additional Service Inspection Report, dated 05/14/26, revealed one adult gray squirrel and one cat were trapped. The Pest Control Vendor #26 Service Inspection Report dated 05/15/26 revealed two raccoons were trapped. Telephone interview on 05/26/2026 at 12:27 PM and 05/27/26 at 8:36 AM were attempted with the Maintenance Director with no return calls. During a telephone interview on 05/27/26 at 8:42 AM, Pest Control Rep #18 stated he provided the facility with a wildlife estimate. He stated he met with the Administrator and the Maintenance Director at that time and identified entry points that were large enough for racoons to fit through. He said he reached out and stopped by following up between February and May and was told the facility was waiting for corporate approval. Pest Control Rep #18 stated he informed the facility that the pest control company would put something in place to block the holes such as wire netting, but that it would be a temporary fix and would not last for years. He stated that the holes needed a lot of work, so he recommended the facility hire a contractor to close the holes. During a follow-up telephone interview on 05/27/26 at 9:11 AM, Pest Control Rep #18 stated the technician indicated the holes at the facility were bigger than originally observed once service was started in May 2026, therefore recommended the facility get a contractor to seal the holes because the technician would not be able to seal them properly. During an interview on 05/27/26 at 11:11 AM, the Administrator stated he was told attempts had been made to reach Pest Control Vendor #26 and were unsuccessful from February to May 2026, so he reached out to Pest Control Vender #26 himself and hired the company. The Administrator said he was not told they needed a contractor to seal the holes. Review of a facility policy titled, Pest Control, revised in May 2008 revealed Our facility shall maintain an effective pest control program. The policy also indicated, 1. This facility maintains an ongoing pest control program to ensure that the building is kept free of insects and rodents. Additionally, the policy indicated, 6. Maintenance services assist, when appropriate and necessary, in providing pest control services.This deficiency represents non-compliance investigated under Complaint Number 3016001.