



We have the legal right of way.

INVESTIGATION: Simmons Adult Care - June 2016



Photo 1 - Outside shack for smoking - torn chair



Disability Rights Ohio
50 W. Broad St., Suite 1400
Columbus, Ohio 43215-5923

614-466-7264 or 800-282-9181
FAX 614-644-1888
TTY 614-728-2553 or 800-858-3542
disabilityrightsohio.org

**Ohio Disability Rights Law
and Policy Center, Inc.**



Photo 2 - Broken floorboards on porch



Photo 3 - Cracked cement steps going up to one of the houses



Photo 4 - Ripped screen door

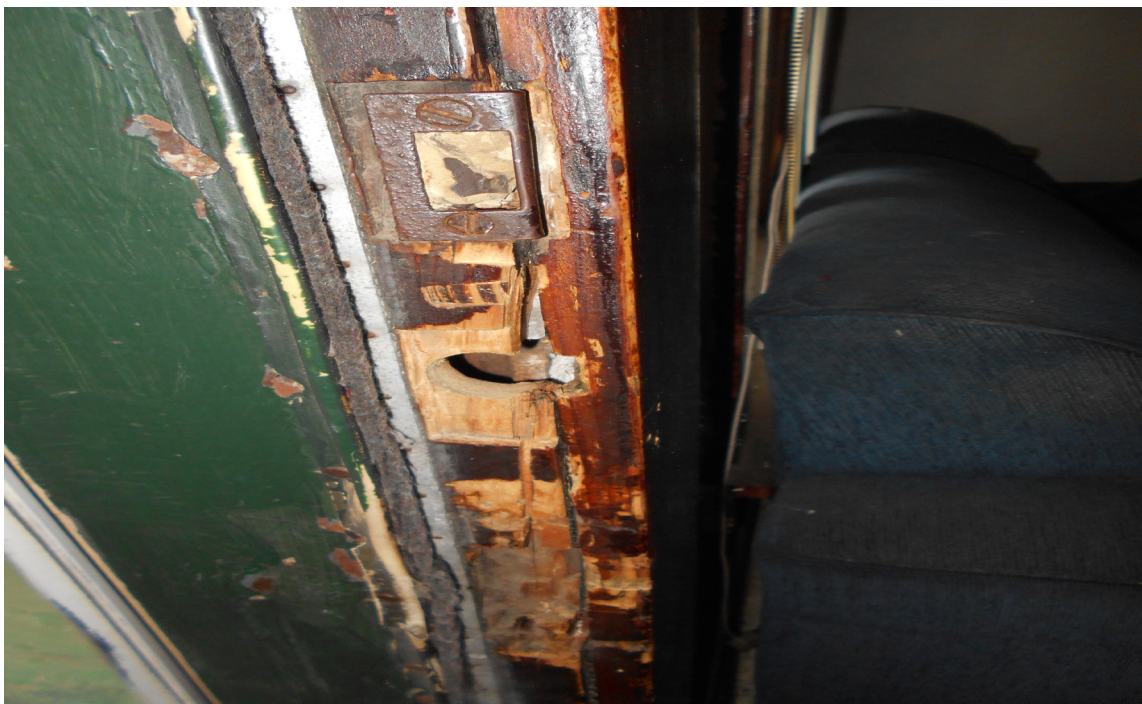


Photo 5 - Broken front door frame

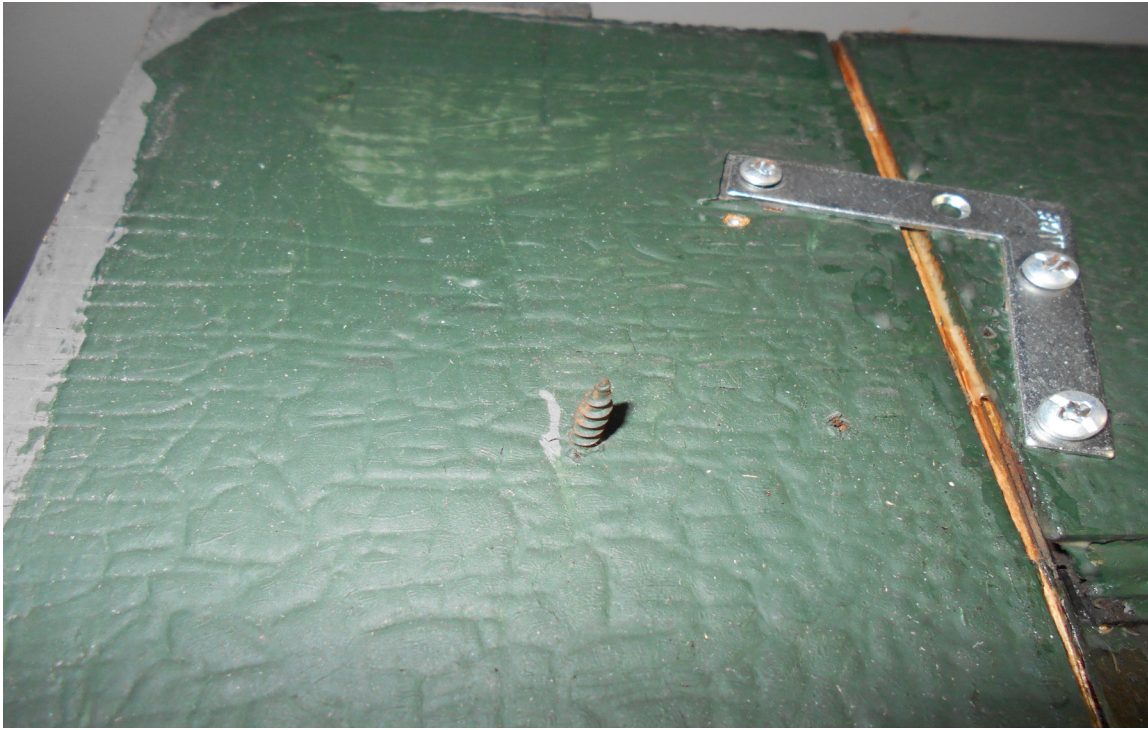


Photo 6 - Screw coming through door and door screwed together with big crack down the middle (front door to one house)



Photo 7 - Front door of one house held together by twist ties and screwed together- big crack down the middle and evidence of glue



Photo 8 - Front door (bottom of door-screwed together)



Photo 9 - A living room couch-dirty and worn



Photo 10 - Refrigerator did not latch-inside temperature was 48 degrees (fridge temp is suppose to be 40 degrees or under to ensure food does not spoil)



Photo 11 - Bottom view of the same refrigerator-dirty/rusted/holes



Photo 12 - Flooring in one of the houses-cracked/dirty

Photo 13 - Bathtub in one house is too high for one resident who tries to reach the grab bar to climb into the bathtub-there is a safety concern for a fall for this resident





Photo 14 - Bathtub is missing molding/holes and there is evidence of an unknown black/brown substance

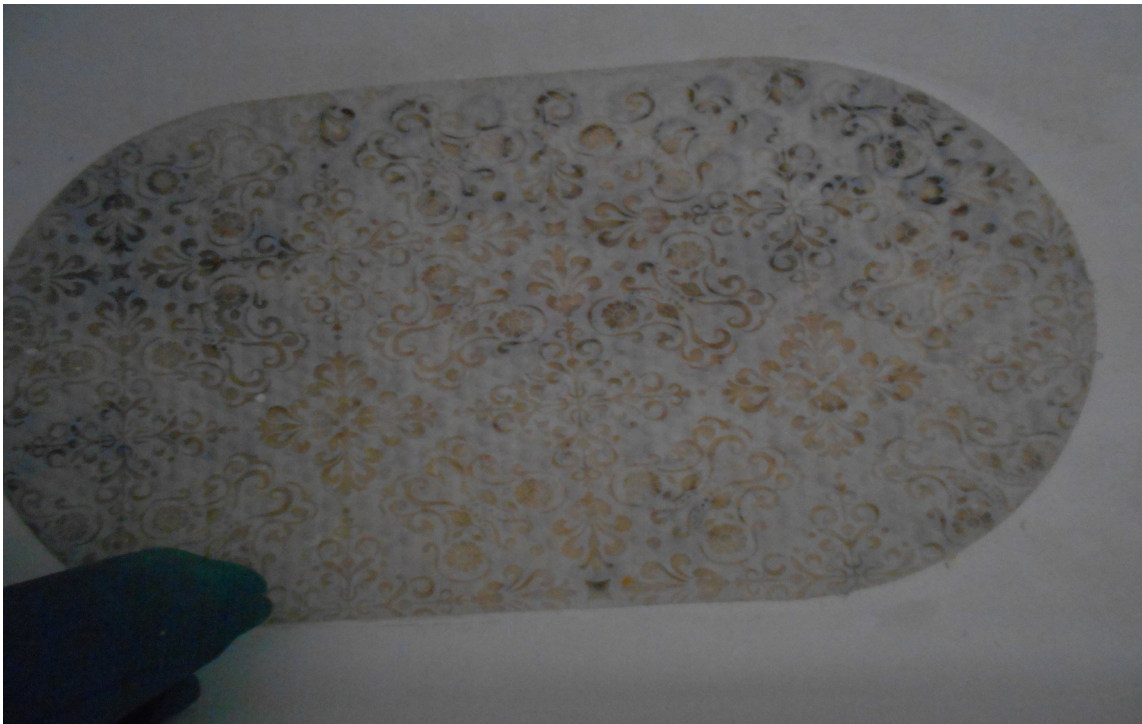


Photo 15 - Bath mat is covered in an unknown black substance



Photo 16 - A bath tub with unknown black/brown substance, dirty, and missing pieces of the bathtub



Photo 17 - Another view of the bathtub with holes/separation from bathtub and unknown black/brown substance



Photo 18 - Toilet is cracked



Photo 19 - Blinds in a bathroom are missing/broken



Photo20- A resident's bedroom the wall is missing paint/wallpaper/and evidence of cracks



Photo 21 - One photo representing many pieces of broken furniture in the resident's bedrooms



Photo 22 - Unknown substance on the floor of one resident's closets



Photo 23 - A resident's closet floor that is separated/dirty/and covered in unknown substances



Photo 24 - Another section of flooring in the same resident's closet



Photo 25 - A blind in a resident's closet that is ripped and has evidence of an unknown black substance



Photo 26 - A resident's bedroom window-dirty and dead bugs



Photo 27 - Flooring in one of the homes that is broken/dirty/and missing pieces of tile



Photo 28 - The door frame on a door leading outside



Photo 29 - Window frame peeling away from the window



Photo 30 - Screen in a bathroom that is ripped and held together by tape



Photo 31 - Crack in a bathroom window



Photo 32 - Toilet-unknown multiple substances and broken floor



Photo 33 - Bathroom tile is missing pieces/discolored/broken



Photo 34 - Bathtub in one of the houses that has an exposed hole/cracked tile/and dirty



Photo 35 - Grab bar is attached to cracked tile



Photo 36 - Shelving above the tub that is dirty with unknown objects inside



Photo 37 - Vent in bathroom that is covered in unknown substances and rusted



Photo 38 - Bathroom sink that is held up by pieces of wood/floor is dirty/missing tiles



Photo 39 - Bathroom sink that is covered in unknown yellow/brown/black substances



Photo 40 - A window air condition that is dirty and covered in tape



Photo 41 - Unknown object that is not in use, but still attached to the wall



Photo 42 - Floor in a common room for the residents



Photo 43 - A window frame - broken



Photo 44 -
Hole in wall

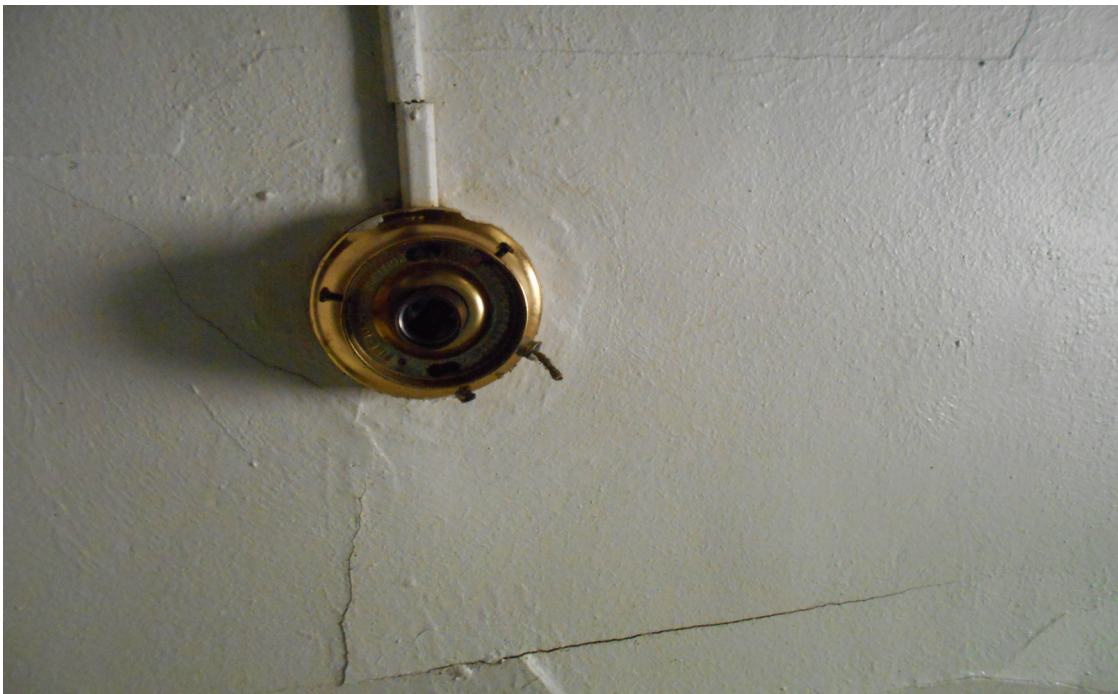


Photo 45 - Missing light bulb and cracks in ceiling



Photo 46 - Dresser in resident's room that is broken with an exposed screw on the middle drawer



Photo 47 - A wall that is cracked with holes in a resident's room



Photo 48 - A "closet" for the resident



Photo 49 -
Another view
of the same
"closet" with
sharp edges,
missing pieces
of wood and
broken pieces



Photo 50 - A wall with a chunk of plaster missing

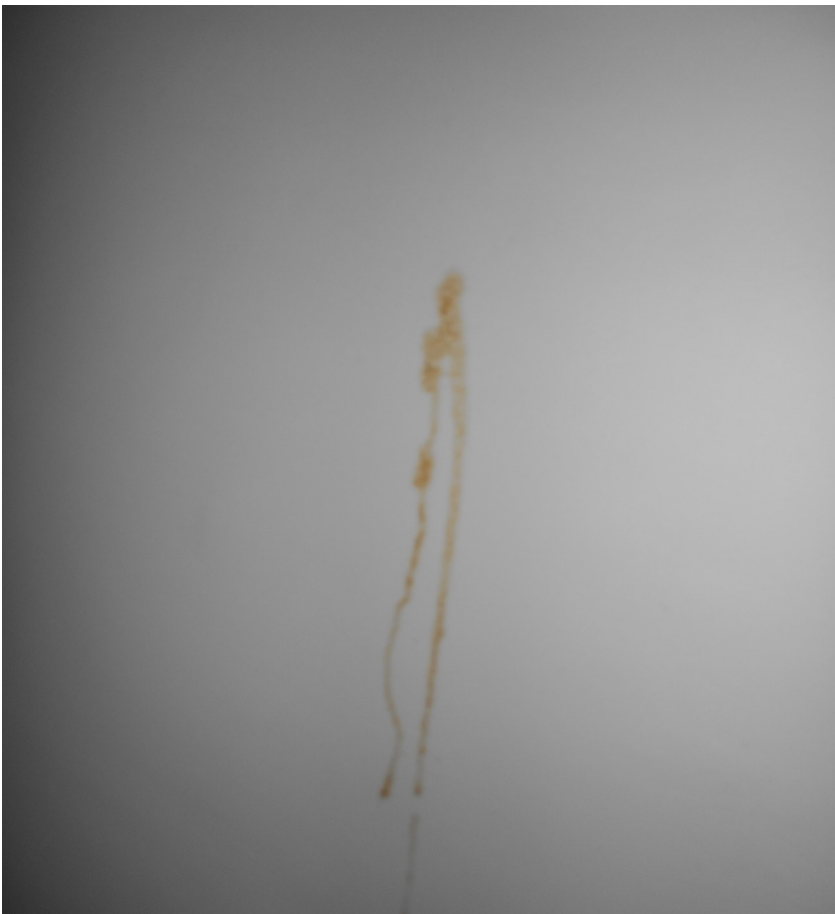


Photo 51 - A wall with unknown yellow/brown substance caked on



Photo 52 - Doorway into resident's room with broken metal jutting upwards



Photo 53 - Broken front porch on one of the properties



Photo 54 - Another section of the broken front porch on one of the properties



Photo 55 - Screen broken on front door



Photo 56 - Ripped/dirty furniture in living area for residents



Photo 57- Warped front door



Photo 58 - Under a sink-huge presence of unknown black/brown substances



Photo 59 -
Another view of
sink



Photo 60 - Inside door
of same sink-black
unknown substance



Photo 61 - Broken floor
tiles



Photo 62 -
Bathroom toilet
that is very dirty
and covered in
unknown brown/
black substances



Photo 63 - Missing ceiling tile



Photo 64 - Resident's bedroom window-dirty and many dead bugs



Photo 65 - Shower chair used in living area-residents report that shower chair is not used for bathing



Photo 66 - Walls cracking/missing around vent



Photo 67 - Broken door with evidence of tape on the frame



Photo 68 -
Cabinet in
living area
for residents-
missing a
door



Photo 69 -
Numerous
windows have
paint around the
edges such as
this photo



Photo 70 -
Staples on the
window frames



Photo 71 - Fan in the common room for the residents full of dust



Photo 72 - Another view of the fan



Photo 73 - A view of the resident's bathroom-sink held up by wood, hole in wall, shower curtain dirty with white substance



Photo 74 -
Bathroom door
frame that is
missing pieces
of wood and
cracked



Photo 75 -
Light switch
without
covering



Photo 76 - Broken wooden window frame



Photo 77- Screen of television that is so caked in dirt that you can write on it



Photo 78 -
Unused object
that is caked in
dirt-residents
state it is not
used



Photo 79 - Countertop for cabinet in common area for residents-missing tile/
filthy/unknown substances



Photo 80 - Unknown brown/black matter caked onto ceiling fan in resident's common room



Photo 81- Another view of same ceiling fan



Photo 82 - Broken tile on stairs



Photo 83 - Broken/missing floor



Photo 84- Floor held together by tape



Photo 85- Floor that is peeling off/dirty



Photo 86 - Flooring that is peeling away with shards of woods exposed



Photo 87 - Hole in resident's closet ceiling



Photo 88 - Dirt covered window in resident's bedroom



Photo 89- Pliers needed to turn on fan-fan is missing knob



Photo 90-
Resident's
bedroom with
dirty/broken
flooring and
stained box
spring



Photo 91 - Fan in resident's bedroom-covered in dirt and unknown substances with missing knob (this is the fan that the pliers are used for)



Photo 92 - Particles and caked dust in fan



Photo 93-
Bathroom
floor that is
peeling away



Photo 94- Exposed bathroom shelf under sink that is broken and caked in various unknown substances



Photo 95 - Bathtub separating from wall



Photo 96-
Exposed
tube not
covered by
tub spout-
missing
piece of the
bathtub



Photo 97- Bath mat in tub that is ripped/full of holes and has black
unknown substance coated on it



Photo 98-
Bathtub
with hose
sticking out
of it-hose
appears to
be the spout
(no covering)



Photo 99 -
Two holes
in resident's
door



Photo 100- Mattress does not fit box spring- mattress is covered in brown substance



Photo 101 - Brown substance on mattress-dried and caked all over



Photo 102- Another view of the mattress



Photo 103 - Wall of resident's room with brown/yellow stain



Photo 104- Broken dresser in resident's room/marred



Photo 105- Holes in resident's walls



Photo 106- Broken doorframe



Photo-107- Hole in the wall of resident's room



Photo 108- Broken/ marred dresser in resident's room with dirty fan in corner



Photo 109 - Long crack in wall on stairway



Photo 110- Unidentified object mounted on wall-not in use



Photo-111- Living room furniture that is dirty/holes



Photo 112- Marred kitchen flooring



Photo 113- Two containers in the back of the fridge to "catch water"



Photo 114-
Missing tile in
kitchen and
window frame
held together
with staples



Photo-115- Missing kitchen tiles



Photo 116- Kitchen molding missing-tiles broken and separated from floor-unknown black and brown substance present



Photo 117- Flooring missing from stairs

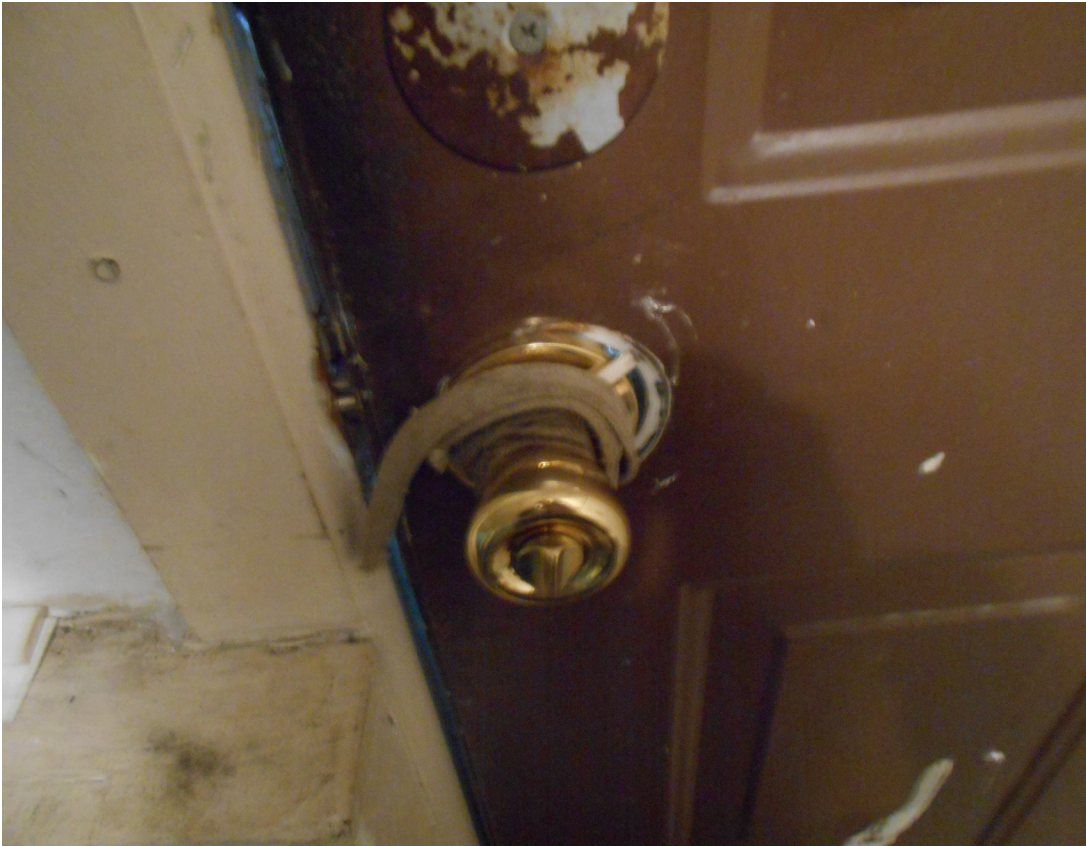


Photo 118- Door leading to outside tied with a shoelace



Photo 119-
Door missing
pieces of
metal and
rusting



Photo 120-
Door frame
broken-
cracking



Photo 121- Chunks of cement pose safety risk upon exiting the house



Photo 122 - Latch is detached from the door