

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to THE PALMS AT O NEIL, INC.

(LEGAL ENTITY)

To operate THE PALMS AT O'NEIL

(NAME OF FACILITY OR AGENCY)

Located at 1 GLENSHIRE LANE, MCKEESPORT, PA 15132

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

(TYPE OF SERVICE(S) TO BE PROVIDED)

The total number of persons which may be cared for at one time may not exceed 95

95

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Public Welfare Code of 1967, P. L. 31, as amended, and Regulations

55 Pa. Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from February 25,

2010

until February 25,

2011

unless sooner revoked for non-compliance with applicable laws and regulations.

No: 439640

Robert E. Robinson

ISSUING OFFICER

Kevin T. Casey

DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.

PW 628 - 4/02



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PENNSYLVANIA 17105-2675

ADULT RESIDENTIAL LICENSING

PHONE: (717) 783-3670
FAX: (717) 783-5662

FEB 25 2010

Mr. Craig L. Anlauf, President/CEO
The Palms at O'Neil, Inc.
The Palms at O'Neil
One Glenshire Lane
McKeesport, Pennsylvania 15132

Dear Mr. Anlauf:

As a result of the Department of Public Welfare's licensing inspection on December 31, 2009 of the above personal care home, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Violation Report were found.

All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing so that compliance can be verified.

A regular license is being issued based on the enclosed Violation Report. Your license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Kevin T. Casey".

Kevin T. Casey
Deputy Secretary

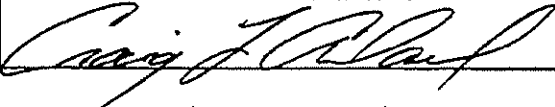

Enclosures
License
Violation Report


Western Region

VIOLATION REPORT PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

FEB 11 2010

Page 1 of 11

NAME AND ADDRESS OF PERSONAL CARE HOME The Palm's at O'Neil 1 Glenshire Lane McKeesport, Pa. 15132		Adult Residential Licensing	CURRENT LICENSE NUMBER 439640
INSPECTION DATE(S) (Include all dates of the inspection) December 31, 2009		REGIONAL REPRESENTATIVE Diane Whitney, Jon Kimberland, Michael Marini, Lisa Flinger-Alman	
SIGNATURE OF LEGAL ENTITY 	DATE 2-4-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 2-18-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (Include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
22a2, 141a 22a2 The following admission document shall be completed for each resident - Medical evaluation completed 60 days prior to or 30 days after admission on a form specified by the Department. 141a-2 The medical evaluation shall include the following: (2) Medical diagnosis including physical or mental disabilities of the resident, if any. (7) Medication regimen, contraindicated medications, medication side effects and	The following residents' medical evaluations did not include the resident medications: <ul style="list-style-type: none"> • Resident #1 dated 05/28/09. • Resident #2 dated 06/24/09. • Resident #3 dated 01/08/09. • Resident #4 dated 05/20/09. Resident #4's medical evaluation did not include a medical history or diagnosis.	02-28-10	Medical Evaluations for all current residents will be checked for completeness. Incomplete Medical Evaluations will be returned to the PCP for completion. Future Medical Evaluations received will be checked by Nursing admissions office for completeness and returned to the PCP if not complete. Documentation of this will be kept in the residents chart. Staff training will be held to explain the regulation on completing Medical Evaluations.	Steps have been taken to correct violation; full compliance is not verifiable 2-12-10  Date Initials (DPW)

2-28-10

Residents 1-4's medical evaluations were sent back to the physician for completion 2-12-10 gpc.



VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

P. 004/015

(FAX) 4126646200


The Palms At O'Neil PCH

02/18/2010 12:18

NAME AND ADDRESS OF PERSONAL CARE HOME The Palm's at O'Neil 1 Glenshire Lane McKeesport, Pa. 15132		CURRENT LICENSE NUMBER 439640	
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1	2	3	4	5
REGULATION 55 Pa.Code § 2600.	VIOLATION	DATE BY WHICH CORRECTION WILL BE COMPLETED	PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	DATE COMPLIANCE VERIFIED BY DPW
the ability to self-administer medications.				

VIOLATION REPORT PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

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22a3, 225a 22a3 The following admission document shall be completed for each resident - Personal care home assessment completed within 15 days after admission on a form specified by the Department. 225a A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.	Resident #5's medical evaluation dated 9/30/09 indicated the resident was immobile. The personal care home assessment dated 10/6/09 indicated the resident is mobile. Resident #4's medical evaluation dated 5/20/09 indicated the resident was immobile. The personal care home assessment dated 5/26/09 indicated the resident is mobile.	02-28-10	All current resident Medical Evaluations will be checked for properly assessed mobility by the PCP. If the Medical Evaluation is different than the homes assessment, the home will request a new Medical Evaluation from the PCP for significant change. Staff will be educated about the Medical Evaluations and assessments. The Nursing office will monitor all future Medical Evaluations done by the PCP and compare them to the homes correct assessment.	Steps have been taken to correct violation; full compliance is not verifiable 2-18-10 Date Initials (DPW)


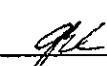
VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

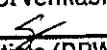
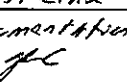
P. 006/015

(FAX) 4126646200



The Palms At O'Neil PCH

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51 Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (OAPSA) (35 P.S. §§ 10225.101-10225.5102) and 6 Pa.Code Chapter 15 (protective services for older adults).	Staff person A hired on 11/30/09 did not have a criminal background check completed. Staff person B hired on 10/26/09 had a criminal background check completed on 12/3/09.	12-31-09	It is the policy of The Palms at O'Neil to complete a criminal background check upon hire through P.A.T.C.H. A review of all employee files was complete to ensure all checks are current. The Administrative office has been re-educated to ensure this policy is met at all times. The Administrative office will review employee files quarterly to ensure all checks are complete.	Steps have been taken to correct violation; full compliance is not verifiable 2-18-10 Date  Initials (DPW)
52 Hiring, retention and utilization of staff persons shall be in accordance with the Older Adult Protective Services Act (35 P.S. §§ 10225.101-10225.5102) and 6 Pa.Code Chapter 15 (protective services for older		3-15-10	The Administrator and All Staff involved with new hires will complete the OAPSA training. OAPSA Training Documentation will be kept. 2-18-10 	

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

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adults) and other applicable regulations.				



VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600


P. 008/015

(FAX) 412 664 6200

The Palms At O'Neil PCH

02/18/2010 12:18

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82c Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.	Resident room #109 had a bottle of Watkin's Liniment on the bedside table. Label specified "in case of accidental ingestion, seek professional assistance or contact a poison control center immediately." In the dining room cabinet under the coffee maker was a 1 quart spray bottle of Comet cleaner with bleach. The label specified "if swallowed, drink a glass of H2O. Call a physician immediately."	12-31-09	It is the policy of The Palms and The Palms resident home contract to keep all poisonous materials in locked cabinets and areas. Resident Room 109 was a private room that is kept locked by that resident. Staff has been educated to patrol all areas of the facility for poisonous materials (see attached training). Staff is to patrol and monitor on a constant basis. All department heads will monitor their area daily to ensure compliance with this policy.	Steps have been taken to correct violation; full compliance is not verifiable 2-18-10 Date Initials (DPW) 

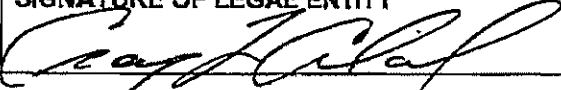

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600


P. 009/015

(FAX) 4126646200

The Palms At O'Neil PCH

02/18/2010 12:18

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88a Floors, walls, ceilings, windows, doors and other surfaces shall be clean, in good repair and free of hazards.	Room #205 had the bathroom baseboard by the bathtub and sink coming off of the wall.	02-05-10	Room 205 baseboard was repaired. Staff was educated on the importance of reporting ALL items in disrepair so maintenance can repair. (See attached) All department heads will monitor and report all items in disrepair daily through the already established maintenance log.	2-18-10 


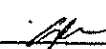
VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600


P. 010/015

(FAX) 4126646200



The Palms At O'Neil PCH


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95 Furniture and equipment shall be in good repair, clean and free of hazards.	Light switch at the walk in freezer had to be pushed and held in for the light to stay on.	02-15-10	A special water tight GFI switch was ordered and will be installed when received. Staff was educated on the importance of reporting ALL items in disrepair so maintenance can repair. (See attached) All department heads will monitor and report all items in disrepair daily through the already established maintenance log.	2-18-10 

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

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103e Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.	The kitchen freezer contained saran wrapped link sausages, sausage patties, croissants, and bread crumbs that were unlabeled and undated.	02-01-10	It is the policy of The Palms that all leftover be stored properly and labeled. All unused portions separated from their original containers must also be properly stored and labeled. All staff was educated on the importance of properly storing and labeling food. The Dietary department will monitor the coolers and freezers to ensure compliance at all times.	Steps have been taken to correct violation, full compliance is not verified. <u>2-18-10</u>  Date Initials (DPW)



VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600


P. 012/015

(FAX) 4126646200


The Palms At O'Neil PCH

02/18/2010 12:19

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132d Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.	There was no documentation from the fire safety expert specifying the time period required for a safe evacuation to a public thoroughfare or to a designated fire-safe area. The home did not have a fire-safe area designated in writing by a fire-safety expert within the past year. The home's fire drill records indicated: <ul style="list-style-type: none"> • 10/21/09 at 4:00pm: 2min. and 55 sec. • 10/28/09 at 1:45pm: 1min. and 50 sec. • 11/16/09 at 12:40am: 4min. and 20 sec. • 12/16/09 at 2:30pm: 3min and 10 sec. 	02-20-10	The deputy fire chief assigned to The Palms will be contacted to re-issue a new letter that specifies an exact period of time for The Palms to evacuate into designated fire safe areas. The current letter indicates a window of 3-5 minutes into fire safe areas (see attached letter from the city fire department dated 10-29-09). The Palms conducts four annual drills with the four city fire crews in addition to the monthly drills. These drills will now consist of specific fire areas labeled by the Fire Chief to ensure fire crews and Palms staff are conducting drills in the same manner. Administrator will ensure future documentation from the fire department contains specific information required by 132d.	2-18-10 

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

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187d The home shall follow the directions of the prescriber.	On 12/26/09 resident #6's CBG level was 231. According to he resident's prescribed sliding scale the resident should receive 4 units of Humalog 100ml, however the resident was administered 6 units on 12/26/09.	1-3-10	A medication error report was completed and an usual incident report was filed with DPW for this medication error (see attached medication error policy and reportable incident policy). Staff was re-educated on medication policy and procedures (see attached). The Nursing office and Med trainers will monitor medication administration as described in the PA Department of Public Welfare Office of Mental Retardation Manual.	Steps have been taken to correct violation; full compliance is not verifiable 2-18-10 Date Initials (DPW)