



**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE**

11 Stanwix Street
Room 230
Pittsburgh, Pennsylvania 15222

ADULT RESIDENTIAL LICENSING

JUL 23 2010

Phone: (412) 565-5616/5614
Toll Free: 1-888-322-3664
Fax: (412) 565-5633/565-2840
www.dpw.state.pa.us

Ms. Karen Adams, Owner/Administrator
Karen Adams
104 Park Road
Charleroi, Pennsylvania 15022

RE: The Adams House
314 Fallowfield Avenue
Charleroi, Pennsylvania 15022

Dear Ms. Adams:

As a result of the Department of Public Welfare's licensing inspection on June 16, 2010 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.

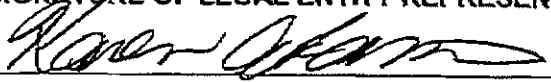
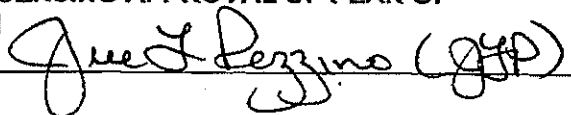
All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing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

Sincerely,

Jill Pezzino
Regional Licensing Administrator

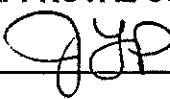
Enclosure(s)

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

NAME AND ADDRESS OF PERSONAL CARE HOME The Adams House 314 Fallowfield Avenue Charleroi, PA 15022		CURRENT LICENSE NUMBER 413710		
INSPECTION DATE(S) (Include all dates of the inspection) 6/16/2010		REGIONAL REPRESENTATIVE Tera Newman		
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) KAREN ADAMS, ADMINISTRATOR				
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE 		DATE 7/14/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 7-20-10

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
20b1 The home shall keep a record of financial transactions with the resident, including the dates, amounts of deposits, amounts of withdrawals and the current balance.	Resident #1, DOA 6/5/09, did not have a current record of financial transactions. The resident was discharged on 6/1/10 and staff person A, the administrator, stated the record was given to the resident's caseworker. There was no record or copy in the resident's file. The home did not provide resident #1 with copies of his/her co-pays and Avon that was paid by the home.	7/14/10	WE HAD <u>(IN ERROR)</u> FORWARDED FINANCIAL STATEMENTS TO KENIE MANOR WHEN [REDACTED] MOVED. WE HAVE gotten IT BACK. (COPIES ENCLOSED) WE DID NOT PAY FOR AVON. [REDACTED] BOUGHT AVON WITH SPENDING MONEY SO IT WOULD NOT BE LISTED IN FINANCIAL RECORDS CO-PAY WOULD BE ATTACHED. [REDACTED] WAS SHOWN CO-PAYS WHEN [REDACTED] ACCEPTED FOR THEM	7-20-10 JDP

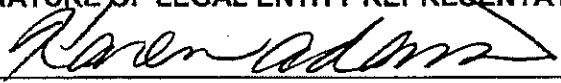
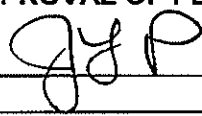
VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

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20b1 The home shall keep a record of financial transactions with the resident, including the dates, amounts of deposits, amounts of withdrawals and the current balance.	Resident #1, DOA 6/5/09, did not have a current record of financial transactions. The resident was discharged on 6/1/10 and staff person A, the administrator, stated the record was given to the resident's caseworker. There was no record or copy in the resident's file. The home did not provide resident #1 with copies of his/her co-pays and Avon that was paid by the home.	7/17/2010 8/15/2010 8/30/2010	A copy of resident #1's financial transactions was received which indicated the co-pay amount withdrawn from the resident's account and the resident's initials approving this transaction. A copy of resident #1's financial statement will be kept in resident #1's record for a minimum of 3 years. The administrator will review all current resident's records to ensure all financial transactions are recorded as stipulated in regulation 2600.20b1.	

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


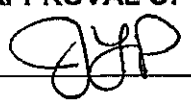
JUL 17 2010


NAME AND ADDRESS OF PERSONAL CARE HOME The Adams House 314 Fallowfield Avenue Charleroi, PA 15022		CURRENT LICENSE NUMBER Adult Residential Licensing 413710	
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20b4 Resident funds and property shall only be used for the resident's benefit.	Resident #1 was given a refund for June's rent when [redacted] moved to another home but \$100 was deducted to replace a chair in the home that they claimed the resident destroyed.	7/9/10	CHECK FOR \$100 WAS GIVEN TO [redacted] ICM WORKER TO GIVE TO [redacted] ON 7/9/10. COPIES OF CHECK & RECEIPT ARE ENCLOSED	7-20-10 JJP

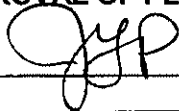
VIOLATION REPORT *Western Region*
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

JUL 17 2010

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INSPECTION DATE(S) (Include all dates of the inspection) 6/16/2010	REGIONAL REPRESENTATIVE Tera Newman		
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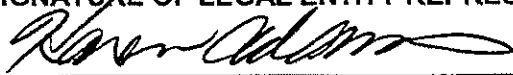

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20b8 The home shall give the resident and the resident's designated person, an itemized account of financial transactions made on the resident's behalf on a quarterly basis.	The residents or the resident's designated person is not given an itemized account of quarterly financial transactions. Residents signed a paper that states they do not want their quarterly statement. When interviewing residents they did not remember signing the paper or what it meant.	7/10/10	WE WILL USE QUARTERLY FORM TO GIVE RESIDENTS OR DESIGNATED PERSON ON EACH QUARTER. RESIDENTS ARE REQUIRED BY MENTAL HEALTH TO HAVE REP-PAYEE. BECAUSE THEY DO NOT UNDERSTAND MONEY MATTERS, WE KEEP DETAIL ACCOUNTS OF EACH TRANSACTION. THEY ARE GIVEN A COPY OF THAT AT END OF EACH QUARTER. AGAIN DOLORES'S WAS FORWARDED IN ERROR.	7-20-10 

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

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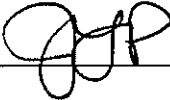
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20b8 The home shall give the resident and the resident's designated person, an itemized account of financial transactions made on the resident's behalf on a quarterly basis.	The residents or the resident's designated person is not given an itemized account of quarterly financial transactions. Residents signed a paper that states they do not want their quarterly statement. When interviewing residents they did not remember signing the paper or what it meant.	8/30/2010 8/30/2010	An administrator or designated person will provide all residents and designated persons with a quarterly financial statement. A copy of the itemized account will be kept in each resident's record, even if the resident declines to review the account. An administrator or designated staff person will develop a system to ensure each resident whom has funds managed by the home receives an itemized account of financial transactions made on the resident's behalf on a quarterly basis.	

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

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228b. If the home initiates a discharge or transfer of a resident, or if the legal entity chooses to close the home, the home shall provide a 30-day advance written notice to the resident, the resident's designated person and the referral agent citing the reasons for the discharge or transfer. This shall be stipulated in the resident-home contract.	A 30 day discharge notice was not given to Resident #1, their designated person or their case manager.	7/10/10	SEE ATTACHED LETTER FROM ICM WHICH STATES THEY WERE GOING TO MOVE [REDACTED] BECAUSE [REDACTED] DID & KNOW HOW LONG IT WOULD TAKE THEY WERE TOLD THAT THEY DID & NEED TO GIVE US A 30 DAY NOTICE. WE WOULD NEED [REDACTED] UNTIL THEY FOUND [REDACTED] A PLACE. THUS, IT WOULD HAVE BEEN MENTAL HEALTH'S RESPONSIBILITY TO GIVE US A 30 DAY NOTICE.	[REDACTED] have been taken to correct violation; full compliance is not verifiable 7-20-10 JJP Date Initials (DPW)

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228b If the home initiates a discharge or transfer of a resident, or if the legal entity chooses to close the home, the home shall provide a 30-day advance written notice to the resident, the resident's designated person and the referral agent citing the reasons for the discharge or transfer. This shall be stipulated in the resident-home contract.	A 30 day discharge notice was not given to Resident #1, their designated person or their case manager.	8/15/2010	In the future when the home requests that a resident be moved and contacts the resident's case manager for assistance a 30 day notice will be provided to the resident, the resident's designated person and the referral agency citing the reason for discharge.	