



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PENNSYLVANIA 17102-1810

ADULT RESIDENTIAL LICENSING
Central Region Field Office
1401 North 7th Street
Harrisburg, Pennsylvania 17102-1810

PHONE: (717) 772-4673
FAX: (717) 783-3956
Toll Free: 1-800-882-1885

September 14, 2010

Ms. Loriann Putzier, Executive Vice President
Tithonus Mt. Lebanon, LP.
6600 Brooktree Court, Suite 1000
Wexford, Pennsylvania 15090

RE: The Pines of Mt. Lebanon
1537 Washington Road
Pittsburgh, Pennsylvania 15228

Dear Ms. Putzier:

As a result of the Department of Public Welfare's licensing inspection on August 12, 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.


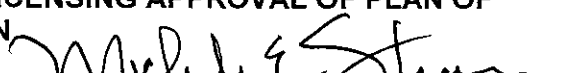
Sincerely,


Michele Strauser / KB

Michele Strauser
Regional Licensing Administrator



Enclosure
Violation Report

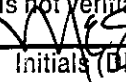
VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME The Pines of Mt. Lebanon 1537 Washington Road Pittsburgh, PA. 15228		CURRENT LICENSE NUMBER 433610	
INSPECTION DATE(S) (Include all dates of the inspection) 8/12/10		REGIONAL REPRESENTATIVE D. McConnell	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE 	DATE 8/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 9/12/10


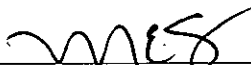
1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4	5 DATE COMPLIANCE VERIFIED BY DPW
15a The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P.S. §§ 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with its requirements regarding restrictions on staff persons	Administrator A confirmed that the home did not report the recent theft of \$40.00 from resident #1's bedroom as required by the Older Adult Protective Services Act.	9/31/2010	<p>The theft was reported to both DPW on 8/12/10 and also Adult Protective Services on 8/12/10. (see attached reportable forms)</p> <p>To assure that this violation does not occur again, all reports of thefts will be reported no matter how small the amount of money involved. The Executive Director will assure that all staff are also aware that all such instances must be reported in accordance with the Older Adult Protective Services Act. This will be covered by each Department Director in their monthly staff meeting and such education shall be documented in the Department Staff Meeting Minutes by 9/31/10.</p> <p>The Executive Director is the person responsible for completing the reports with the Director of Resident Care as a backup in the absence of the Executive Director.</p>	<p>Steps have been taken to correct violation; full compliance is not yet achieved.</p> <p>9/12/10  Date Initials</p>

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1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4	5 DATE COMPLIANCE VERIFIED BY DPW
16c The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow 15 (relating to abuse reporting covered by law).	Administrator A confirmed that the home did not report, to the Department, the recent theft of \$40.00 from resident #1's bedroom.	9/31/2010	<p>The theft was reported to both DPW on 8/12/10 and also Adult Protective Services on 8/12/10. (see attached reportable forms)</p> <p>To assure that this violation does not occur again, all reports of thefts will be reported no matter how small the amount of money involved. The Executive Director will assure that all staff are also aware that all such instances must be reported in accordance with the Older Adult Protective Services Act. This will be covered by each Department Director in their monthly staff meeting and such education shall be documented in the Department Staff Meeting Minutes by 9/31/10.</p> <p>The Executive Director is the person responsible for completing the reports with the Director of Resident Care as a backup in the absence of the Executive Director.</p>	<p>Steps have been taken to correct violation; full compliance is not verified</p> <p>9/12/10  Date Initials (DPW)</p>

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17 Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or	Residents' Medication Administration Records were left on top of the medication carts in the front lobby and second floor hallway unsecured and unsupervised.	9/31/2010	The plan that has been put into effect is to have the Medication Assistants and Nurses place their entire medicine carts in the locked medication room, including the Medication Administration records, on the second floor when they are finished with med passes. If they need to take a phone call while they are passing meds, they will take the Medication Administration records with them so that they are never left unattended. This will also be covered in the next (September) monthly Resident Care staff meeting and documented in the meeting minutes. To assure compliance, the Executive Director and the Director of Resident Care will monitor this plan on their daily rounds to verify that the plan is followed thru. This will be documented on a "round documentation log".	

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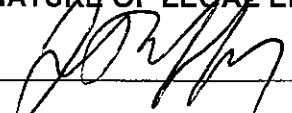
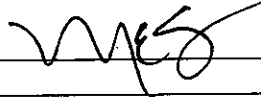
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health care proxy or a resident's designated person, or if a court orders disclosure.				

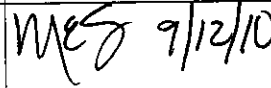
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93a Each ramp, interior stairway and outside steps shall have a well-secured handrail.	There is no railing on the ramp that leads from the covered front entranceway to the designated smoking area.	8/20/10	This violation has been corrected. Permanent railings have been installed on the ramp that leads to the designated smoking area. (see attached picture)		 9/12/10