

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to GLEN AND JANET VIRGO
LEGAL ENTITY

To operate WALNUT MANOR
NAME OF FACILITY OR AGENCY

Located at 5032 WALNUT STREET, PHILADELPHIA, PA 19139
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 27
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 January 19, 2011 until January 19, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **117190**

Robert E. Robinson
ISSUING OFFICER

R C King
DIRECTOR

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.



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

ADULT RESIDENTIAL LICENSING

FEB 03 2011

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

Ms. Janet Virgo, Administrator
Glen and Janet Virgo
Walnut Manor
5032 Walnut Street
Philadelphia, Pennsylvania 19139

Dear Ms. Virgo:

As a result of the Department of Public Welfare's licensing inspection on November 24, 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "RM" followed by a flourish.

Ronald Melusky
Acting Director

Enclosures
License
Violation Report

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

NAME AND ADDRESS OF PERSONAL CARE HOME WALNUT MANOR, 5032 WALNUT STREET PHILADELPHIA, PA 19139		CURRENT LICENSE NUMBER 117191	
INSPECTION DATES (Include all dates of the inspection) 11/24/2010		REGIONAL REPRESENTATIVE Ryan Novak, Chrisitne McHale	
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 <i>Janet Vrago</i>	DATE 12-16-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cheron Mitchell</i>	DATE 1/12/11

REGULATION 55 Pa.Code §2600	VIOLATION	DATE COMPLIANCE VERIFIED BY	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
3c The personal care home shall post the current license, a copy of the current Violation Report (VR) issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.	The home's most current license and violation report was not posted in a conspicuous and public place in the home.	11-24-10	Copies of most current license and violation report will be now posted in a public & conspicuous place. Administrator will ensure all documents that are required to be posted will be done. Administrator will be responsible for review to maintain compliance.	1/12/11 <i>CEW</i>
42o A resident has the right to freely associate, organize and communicate with others privately.	The homes policy states "Visitors are not allowed in resident's rooms. All visitors and family memers are to remain in living room area."		Family members and visitors will be allowed in residents room to maintain privacy	

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

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HP LASERJET FAX

10:34AM

09/10/09

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3c The personal care home shall post the current license, a copy of the current Violation Report (VR) issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.	The home's most current license and violation report was not posted in a conspicuous and public place in the home.			
42o A resident has the right to freely associate, organize and communicate with others privately.	The homes policy states "visitors are not allowed in resident's rooms. All visitors and family members are to remain in living room area."		The home policy has been updated to reflect this change "All family members are allowed to visit residents room to ensure privacy"	1/12/11 <i>CCW</i>

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

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HP LASERJET FAX

09/10/09 10:34AM

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57b Direct care staff persons shall be available to provide at least 1 hour per day of personal care services to each mobile resident.	On Saturdays, the total direct care staffing hours are 16. On Sundays the total direct care staffing is 24. The homes current census is 25. The home is required to have 25 total direct care staffing hours.	11/27/10	Staff hours have been revised for Saturdays and Sundays. Total hours for Saturday = 26 Total hours for Sunday = 28 Administrator will conduct weekly review and will be responsible to ensure required direct care total hours to meet current census. This will reinforce compliance.	1/12/11 <i>CM</i>

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

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57d At least 75% of the personal care service hours specified in subsections (b) and (c) shall be available during waking hours.	On Saturdays, the total direct care staffing hours are 16. The homes current census is 25. The home is required to have 18.75 hours of direct care staffing during waking hours.	11-27-10	<p>Staff hours have been increased for Saturdays and Sunday to be in compliance with proper coverage for current census.</p> <p>Administrator will be responsible to ensure required total direct care staffing hours meet current census ^{at} all the time Sunday staffing hours is now 28 hrs.</p>	1/12/11 <i>OK</i>

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

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89b Hot water temperature in areas accessible to the resident may not exceed 120°F.	<ul style="list-style-type: none"> The water temperature in the 2nd floor bathroom on the 5030 side of the home measured 124.5 degrees Fahrenheit. The water temperature in the 3rd floor bathroom on the 5030 side of the home near room 1 measured 123.1 degrees Fahrenheit. 	11-24-10	<p>Water temperature has been adjusted to measure 120° Fahrenheit at 5030</p> <p>Administrator will be responsible to do daily check to ensure water temperature rises the proper and safe measurement and to be in compliance with regulations</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><i>[Signature]</i> Date _____ initials (DPW)</p>

VIOLATION REPORT
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HP LASERJET FAX

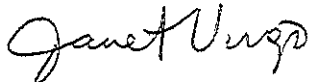
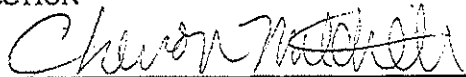
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09/10/09

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132c A written fire drill record shall include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.	The fire drill record for the drill conducted on 10/6/10 at 9:30 and 11/5/10 at 8:45 does not include if the drill was conducted in the AM or PM.	11-24-10	Fire drill log has been updated to reflect time of day drill was conducted. Administrator will monitor after each drill to affirm log is completed in its entirety.	<i>11/24/10</i> Date initials (DPW)

steps have been taken to correct violation; full compliance is now verifiable
11/24/10
 Date
 initials (DPW)

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

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HP LASERJET FAX

09/10/09 10:34AM

REGULATION 55 Pa.Code §2600	VIOLATION	DATE COMPLIANCE VERIFIED BY	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
141b1 A resident shall have a medical evaluation: (1) At least annually.	The following medical evaluations were not completed within the yearly timeframe: <ul style="list-style-type: none"> Resident #1 most current medical evaluation was completed on 3/6/10. The previous medical evaluation was completed on 1/26/09. Resident #2 most current medical evaluation was completed on 3/6/10. The previous medical evaluation was completed on 1/10/09. 		Medical evaluation will be completed upon anniversary of previous form. Administrator will be responsible to have PCP complete updated annual forms MA-51. Schedule is to review each record monthly as a reminder.	Steps have been taken to correct violation; full compliance is met. <i>[Signature]</i> Date 1/12/11 Initials (DPW)

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

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183e Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.	Resident #3's Novolin 70/30 was not labeled with the date it was opened. The manufacturer's instructions say to discard medication 30 days after opened.	12-16-10	Any opened medication with a manufacturers expiration date will be labeled and discarded based on instruction. Administrator will be responsible to review all open medication to ensure compliance with all instructions	Steps have been taken to correct violation; full compliance is not verifiable <i>[Signature]</i> Date: 1/12/11 Initials (DPW)

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

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183e Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.	Resident #3's Novolin 70/30 was not labeled with the date it was opened. The manufacturer's instructions say to discard medication 30 days after opened.	1/11/11	Administrator will do monthly review to ensure all medications are within manufacturer's instructions regarding dates	

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HP LASERJET FAX

09/10/09 10:34AM


VIOLATION REPORT
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183f1 Prescription medications, OTC medications and CAM that are discontinued, expired or for residents who are no longer served at the home shall be destroyed in a safe manner according to the Department of Environmental Protection and Federal and State regulations. When a resident permanently leaves the home, the resident's medications shall be given to the resident, the designated person,	The home had the following expired medications for Resident #4: <ul style="list-style-type: none"> • Antacid expired 11/10/10 • Milk of Magnesia expired 11/9/10 • Ammonium Lactate 12% expired 9/29/10 	12-16-10	All OTC medication will be reviewed for expiration date and be discarded if expired. Administrator will be responsible for regular review to ensure compliance with regulations and to avoid repeat violation	monthly 1/12/11 [Signature] Initials (DPW) Date

Steps have been taken to correct violation; full compliance is not verifiable
 1/12/11 [Signature]
 Initials (DPW)
 Date

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if any, or the person or entity taking responsibility for the new placement on the day of departure from the home.				

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191 The home shall educate the resident of his/her right to question or refuse a medication if he/she believes there may be a medication error. Documentation of this resident education shall be kept.	The home rules violates this resident right by stating "Residents have the right to refuse medication, in so doing this, refusal will be reported to the provider within 24hours. This refusal will also implement a termination notice to be carried out within 30 days. Medications are prescribed for the health and well being of the residents."	12-16-10	Policy has been revised to read "Residents have the right to refuse medication, in so doing this refusal will be reported to provider within 24 hrs. Continued refusal may have adverse effect on health of residents. Therefore, the home may initiate discharge procedures if behavior of resident is changed and other residents are at risk of getting hurt. Education of residents' right pertaining to refusal of medication will be done on continuous basis	1/12/11 C100

See Attached. CEM
1/12/11

WALNUT MANOR P.C.H.
5032 WALNUT STREET
PHILADELPHIA, PA 19139
215-528-5297

In regards to regulation #191, the rules have been updated to read:

"A resident has the right to refuse medication if he believes the wrong medication is been administered".

Education of residents' rights pertaining to refusal of medication will be done periodically and upon the time of administration. & Admission to the home.

Residents have received a 30 day notice of this change in 1/12/11

Janet Vuzo

1/12/11