



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
Norristown State Hospital
1001 Sterigere Street
Bldg 2 Rm. 161
Norristown, Pennsylvania 19401

ADULT RESIDENTIAL LICENSING

1-866-711-4115
610-270-1137

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
Mailing Date: December 27, 2011

Mr. Austin Virgo, President
Chestnut Manor, LLC
4926 Chestnut Street
Philadelphia, Pennsylvania 19139

Dear Mr. Virgo:

As a result of the Department of Public Welfare's licensing inspection on October 5, 2011 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.

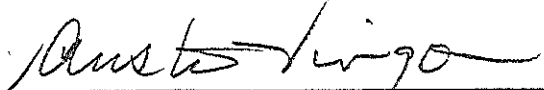
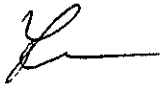
All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing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


Sincerely,

Laura Cipriani
Regional Licensing Director

Enclosure(s)
Violation Report

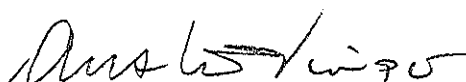

VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600


NAME AND ADDRESS OF PERSONAL CARE HOME CHESTNUT MANOR, 4926 CHESTNUT STREET PHILADELPHIA, PA 19139		CURRENT LICENSE NUMBER 101880	
INSPECTION DATES (Include all dates of the inspection) 10/05/2011		REGIONAL REPRESENTATIVE Patricia Adams, Amy Scharpf, Lori Knockstead	
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 	DATE 12/13/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 12/21/11

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
421 A resident has the right to furnish his room and purchase, receive, use and retain personal clothing and possessions.	The home locks the clothing of residents #1 and #2 in a closet outside of the residents' room.	10/6/11	<p>The home has made accessible, their clothes which are contained within their room. A weekly check will be performed after laundry is completed by staff on duty to insure on going regulation compliance.</p> <p>Staff is providing redirection to both residents daily in the use of appropriate clothing.</p> <p>Resident #1 and #2's support plans have been updated to include the need for daily redirection.</p>	12/21/11 

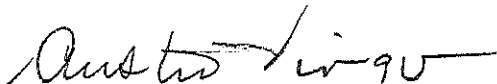

UAC 12/21/11

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42o A resident has the right to freely associate, organize and communicate with others privately.	Home rules state "Any person who does not reside at the home shall not go upstairs or stay the night" thus denying the residents the right to freely associate, organize and communicate with others in private.	10/ 8/11	<p>The home has since revised the house rules to state that residents must inform staff upon visitors going upstairs. The administrators will review any future modification to the house rules to insure congruent policy making with the regulations. The staff and residents have been informed of the policy revision and staff and the administrator will monitor daily for compliance.</p> <p>The contracts for newly admitted residents will be updated with the new house rules. WAC 12/21/11</p>	12/21/11 

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42q A resident shall be compensated in accordance with State and Federal labor laws for labor performed on behalf of the home. Residents may voluntarily and without coercion perform tasks related directly to the resident's personal space or common areas of the home.	On 10/31/11, Resident #5 was observed serving coffee and juice to other residents for breakfast. The resident is not compensated for performing these duties.	12/2/11	Resident ^{#5} is now being compensated on a as need basis for duties being performed To continued compliance with this Regulation Administration will daily monitor Residents AND To be sure Residents being compensated for general duties being performed	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">Steps have been taken to correct violation; full compliance is not verifiable</div> <div style="font-size: x-large; margin: 5px;">12/2/11</div> <div style="font-size: x-large; margin: 5px;">MAC</div> <div style="font-size: x-small;">Date Initials (DPW)</div> </div>


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63a At least one staff person for every 50 residents who is trained in first aid and certified in obstructed airway techniques and CPR shall be present in the home at all times.	The home has 13 residents, Staff person A is scheduled to work alone from 5:00pm to 9:00am daily. The Certification for obstructive airway techniques and cardiopulmonary resuscitation for staff person A expired 8/18/11.	10/13/11	<p>Staff person A is now current in obstructive airway techniques and CPR. The administrator will review the training plan on a monthly basis to insure on going compliance with the regulation.</p> <p>The CPR and first aid certifications were checked for all staff to ensure they are current. <i>unc 12/21/11</i></p>	<p style="text-align: center;">Steps have been taken to correct violation; full compliance is not verifiable</p> <p style="text-align: center;"><i>unc</i> Date 12/21/11 Initials (DPW)</p>



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85a Sanitary conditions shall be maintained.	On 10-5-11, there was a black substance that appeared to be mold covering a space of 2 feet by 4 feet on the back wall of the closet in the bedroom of residents #1 and 2 located on the third floor.	10/5/11	The home has removed the substance in question and sanitized the area completely. An inspection of the entire facility found no more such substance. A monthly inspection will be performed by the administrator of the facility to make sure this substance which could be mold, does not materialize again.	12/21/11	Date	Initials (DPW) 



Steps have been taken to correct violation; full compliance is not verifiable


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88a Floors, walls, ceilings, windows, doors and other surfaces shall be clean, in good repair and free of hazards.	<ul style="list-style-type: none"> -The linoleum at the entry in the bedroom of residents #1 and #2 was curling up thus creating a tripping hazard to residents. -A floor tile in the third floor bathroom is cracked and missing a piece approximately 2 inches by 6 inches thus creating a tripping hazard for the residents. -The second inner door leading into the living room of the home is missing a door knob. 	10/6/11	<p>The home has repaired and/or replaced the items in question. Staff on duty will be responsible to perform daily checks of these items along with their other checklist items. The administrator will subsequently perform a weekly check to insure future compliance with the regulations.</p>	12/21/11 


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95 Furniture and equipment shall be in good repair, clean and free of hazards.	The dresser in the bedroom of residents #1 and #2 was missing the front piece of the top drawer.	10/14/11	The home has repaired the drawer and instructed resident #1 + #2 not to abuse the furniture. Staff on duty will check as part of daily routine the condition of furniture in the home. The administrator will follow up WEEKLY with an inspection of his own to insure future compliance.	12/21/11 


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121a Stairways, hallways, doorways, passage ways and egress routes from rooms and from the building shall be unlocked and unobstructed.	On 10/5/11 there were brooms, dust pans, plastic bags, crates and buckets stored at the bottom of the stairway and behind the door leading from the second floor to the kitchen thus blocking the second means of egress from the home's second floor.	10/6/11	The home has relocated the items identified to create a wider passage for the second means of egress. Staff on duty will check daily for obstructions for any and all means of egress in the home. To insure future compliance the administrator will inspect weekly for adherence to the regulations.	12/21/11 

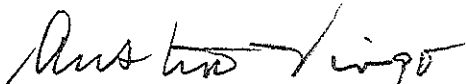

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141a A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission.	Resident 3 was admitted on 7/1/11. The resident's medical evaluation was completed on 8/21/11.	10/8/11	<p>The residents medical evaluation is completed, but was not timely. The home has created an intake checklist that must be completed within 30 days. It incorporates all initial intake functions and will be completed by the administrator within 30 days to insure on going compliance.</p> <p>Resident #35 family requested to complete the medical evaluation with their physician. Typical procedures for the home are to have the medical evaluation prior to admission. The admission checklist will be checked weekly until all items are completed.</p>	12/21/11 

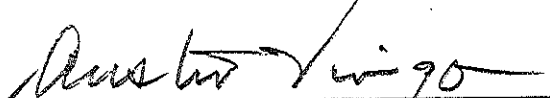

The home's administrators will re-evaluate the home's policy related to med evaluations upon admission.


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144c1 If smoking is permitted, the designated smoking room or area outside the home shall have fireproof receptacles and ashtrays, direct outside ventilation, no interior ventilation from the smoking room through other parts of the home, fire resistant furniture and fire extinguishers.	The home's designated smoking area on the deck in the back of the home has 2 wooden chairs and 1 wooden bench and does not have a fire extinguisher.	10/20/11	The home has acquired molded plastic chairs and purchased a fire extinguisher in a metal box accessible by glass front. Daily checks by staff will be done along with weekly checks by administrator, to insure future compliance.	12/21/11 LAC

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144c2 The location of a smoking room or outside smoking area shall be a safe distance from heat sources, hot water heaters, combustible or flammable materials and away from common walkways and exits.	The home's smoking area is located on a wooden deck in the back of the home. Under the deck were pieces of wood, tree limbs and cardboard. On the deck there were 2 containers of 3.78 liters of 10w30 motor oil.	10/9/11	The home has removed all combustables from under the deck. Staff on duty will perform daily checks of the area to insure no combustables are stored there. The administrator will inspect weekly to follow up and maintain regulatory compliance.	Steps have been taken to correct violation; full compliance is not verifiable 12/21/11 Date  Initials (DPW)

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187b The information in subsections 187a13 and 187a14 shall be recorded at the time the medication is administered.	On 10/1/11, 10/2/11, 10/3/11, 10/4/11 at 8pm, the Medication Administration Record of resident #3 was not initialed for the administration of Mag Oxide 400mg.	10/6/11	The home did administer the medication as prescribed but did not correctly document it due to an oversight. All staff handling medications have been retrained on proper medication policy and procedures. After initially documenting the Meds records, immediately a follow up check must now be performed. The administrator must perform a weekly audit of the Meds records to insure future compliance.	Steps have been taken to correct violation; full compliance is not verifiable 12/21/11 Date Initials (DPW) KPC

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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.	The home has not completed an initial assessment for resident #3, admitted 7/1/11.	10/11/11	The home has implemented the use of an intake check list that incorporates all initial intake functions, including the assessment, that must be completed within 15 30 days. The administrator will be tasked with this responsibility to follow up weekly until all intake function are complete, to fully comply with the regulations.	12/21/11 LAC


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225c The resident shall have additional assessments as follows: (1) Annually. (2) If the condition of the resident significantly changes prior to the annual assessment. (3) At the request of the Department upon cause to believe that an update is required.	The most recent assessment for resident #4 was completed on 5/25/10.	10/5/11	The current assessment for resident #4 was completed at the time of inspection, but had been misplaced, and has now been properly placed in the residents folder. To insure future compliance a monthly audit of the residents folders will be conducted by the administrator.	12/21/11 VAC

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227a A resident requiring personal care services shall have a written support plan developed and implemented within 30 days of admission to the home. The support plan shall be documented on the Department's support plan form.	Resident #3 was admitted to the home on 7/1/11. The home has not developed a support plan for the resident.	10/12/11	<p>The home as now developed for Resident #3 a current support plan. IN PLACE</p> <p>To Ensure Continued Compliance with this Regulation upon New Admission to the Home Administrator will Review Documents weekly and To Ensure All Supporting Document To be done in a Timely MANNER</p>	12/21/11 

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SIGNATURE OF LEGAL ENTITY <i>Austin Vinco</i>	DATE 12/13/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 12/21/11

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
227d Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services.	On 1/17/11, resident #2's, medical evaluation dated 1/17/11 determined that the resident is diagnosed with incontinence. The resident's support plan does not address how the home will assist the resident in meeting this need.	10/6/11	The home has updated the support plan for resident #2, and supplies [redacted] with incontinence under garments and bed liners, which has been provided to the resident since residing in the home. The home will continue to support the resident in accordance to the support plan. The intake checklist will be used to insure documentation of residents needs in order to comply to regulatory requirements in the future.	Steps have been taken to correct violation; full compliance is not verifiable <i>[Signature]</i> Date Initials (DPW)