



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: February 21, 2012

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

Re: Chestnut Manor

Dear Mr. Virgo:

As a result of the Department of Public Welfare's licensing inspection on January 10, 2012 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.

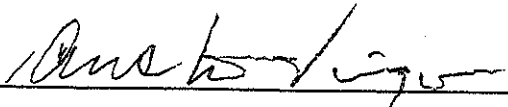
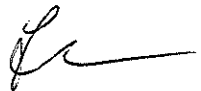
All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing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

Sincerely,

Chevon Miller
Regional Licensing Administrator

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) 01/10/2012		REGIONAL REPRESENTATIVE Amy Scharpf, Kimberli Foulkes	
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 2/1/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 2/2/12

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
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 the requirements regarding restrictions on staff persons.	On 1/6/12 an allegation of abuse was reported to Administrator A. The home did not report the allegation to the local area agency on aging, the State Department of Aging or the local police department until 1/10/12.	1/11/12	The home did report the alleged incident to our licensing agency within the required time. It was believed that if the person was over sixty years old, then further reporting was necessary. The home completed all required reporting since informed, including the Act-B form. The home has now studied the regulation and the administrator has informed all staff of its requirements, as to insure future compliance.	Steps have been taken to correct violation; full compliance is not verifiable Date: <u>2/2/12</u> Initials (DPW): <u>DPW</u>

ADULT RESIDENTIAL LICENSING
SOUTHEAST REGION FIELD OFFICE

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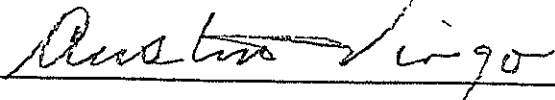

RECEIVED


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

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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>Alice L. Vingo</i>	DATE 2/1/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 2/2/12

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
42b A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.	During interviews with multiple residents, it was reported that Staff Person B has been seen pushing residents and has been heard yelling at residents.	1/6/12	When the home was informed of the Allegation, staff person B was called and questioned about the allegation. He had denied it. The home proceeded to suspend staff person B and report to our licensing agency pending an investigation. The home is currently awaiting a report from the local police. All staff has been retrained on how they may interact with the residents by the admin to insure future compliance.	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Steps have been taken to correct violation; full compliance is not verifiable</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Date: <i>2/2/12</i> Initials (DPW): <i>[Signature]</i></p>

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PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

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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.	Through multiple resident interviews it was report that the home requires the residents to clean the bedrooms, bathrooms and common areas in the home. The residents are not compensated for their work.	1/6/12	The home does not require residents to clean. Residents were encouraged to respect themselves and their roomates by not leaving trip hazards and unsanitary conditions that may compromise their health and safety. The home will add a new house rule to prohibit unauthorized work performed in the home. The home will also seek alternative activities to occupy the residents time, such as community programs. Also inform staff of the regulation + house policy to insure future compliance.	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">Steps have been taken to correct violation; full compliance is not verifiable</p> <p style="text-align: center; margin: 0;">Date  Initials (DPW)</p> </div>