

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to THE PALMS AT O NEIL INC
LEGAL ENTITY

To operate THE PALMS AT O'NEIL
NAME OF FACILITY OR AGENCY

Located at 1 GLENSHIRE LANE, MCKEESPORT, PA 15132
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

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 115
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

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 March 1, 2013 until March 1, 2014,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 439640

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.

PW 628 - 01/11



FEB 2 2 2013

Mr. Craig Anlauf, President/CEO
The Palms at O'Neil, Inc.
The Palms at O'Neil
1 Glenshire Lane
McKeesport, Pennsylvania 15132

Dear Mr. Anlauf:

As a result of the Department of Public Welfare's (Department) licensing inspection on November 28, 2012 and November 29, 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 Human Services 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 "R. Melusky", with a long horizontal stroke extending to the right.

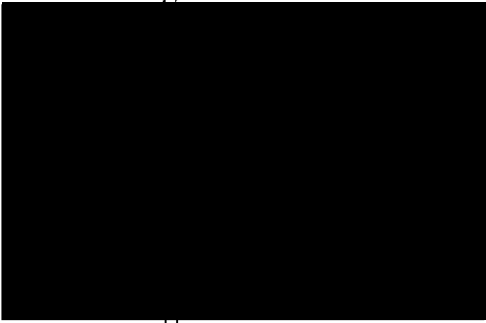
Ronald Melusky
Director

Enclosures
License
Violation Report

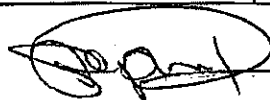
RECEIVED

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

0.01 2-2-2013

PCH Name: THE PALMS AT O NEIL		License Number: 439640
Address: 1 GLENSHIRE LANE, MCKEESPORT, PA 15132		Western Field County: Allegheny
Administrator: Craig Anlauf		Adult residential Licensing Region: WEST
Legal Entity Name: THE PALMS AT O NEIL INC		
Legal Entity Address: 1 GLENSHIRE LANE, MCKEESPORT, PA 15132		
Certificate(s) of Occupancy I-1 10/22/2008 City of McKeesport		
Staffing Hours Resident Support: 0		Total Daily Staff: 99
		Waking Staff: 74
Type of Inspection: Full		BHA Docket Number:
		Notice: Unannounced
Reason(s) for inspection(s) Renewal, Complaint		
On-Site Inspections Dates and Department Representatives On-Site 11/28/2012: Miller-Linhart, Aiden; Whitney, Diane 11/29/2012: Miller-Linhart, Aiden		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details Partial or Full Triggers: Random Indicators:		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 115 Number of Residents Served: 77 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable:	Number of Residents who: 	

Stephanie Brenner



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JAN 22 2013

Violation Report: 43664 - 11/28/2012 - Miller-Linhart, Alden
PCH Name: THE PALMS AT O NEIL

Western Field Office
Adult Residential Licensing
current licensing inspection summary
issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.

1. REGULATION 65 Pa.Code §2600

2600.3(c) - The personal care home shall post the current license, a copy of the current licensing inspection summary issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.

2a. DESCRIPTION OF VIOLATION

On 11/28/12 the violation report for the last renewal inspection, dated 1/30/12 and 1/31/12, was not posted in a conspicuous and public place in the home.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The renewal inspection from January 30, 2012 and January 31, 2012 was not posted because the most recent inspection summary was on April 3, 2012. This was posted in a conspicuous and public place at time of the inspection. Inspector asked for the renewal inspection from 1/30/12 and 1/31/12 to be posted in addition to the current licensing inspection summary on April 3, 2012. Administrator did post both at time of inspection. The regulation states a copy of the current licensing inspection must be posted not the annual inspection.

2-10-13 - The Administrator will ensure any additional licensing inspection summaries between the most current license and the receipt of the next license are posted in a conspicuous and public place in the home. 1-23-13

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page)

Stephanie Brenner

Date

1/22/13

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of

1-23-13
(Date)

Plan of correction implementation status as of 1-23-13
(Date)

- Fully Implemented
- Partially Implemented - Adequate Progress 1-23-13
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by

(Initials)

RECEIVED

JAN 22 2013

Page 3 of 6

Violation Report: 43964 - 11/28/2012 - Miller-Linhart, Alden
PCH Name: THE PALMS AT O NEIL

Western Field Office
Adult Residential Licensing

1. REGULATION 55 Pa. Code §2600
2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION

On 11/28/12 hot water temperatures were measured as follows:
The water temperature at the sink in the first floor shower room measured 126.3 degrees Fahrenheit.
The water temperature at the shower in the first floor shower room measured 128.6 degrees Fahrenheit.
The water temperature at the sink in the second floor shower room measured 130.4 degrees Fahrenheit.
The water temperature at the shower in the second floor shower room measured 128.4 degrees Fahrenheit.
The water temperature at the sink in the third floor shower room was measured at 127.2 degrees Fahrenheit.
The water temperature at the in the third floor shower room measured 127.2 degrees Fahrenheit.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The building temperature was incorrect due to a malfunction water regulator. This value was replaced on November 30, 2012 and the water temperature was adjusted to 118 degrees Fahrenheit. Spot checks were conducted daily for one week to ensure accurate compliance. This will become part of the Quality Assurance Program to ensure compliance and will be checked weekly by the maintenance staff. Record of this shall be kept on file. Maintenance will record on the maintenance log weekly.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)



Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) Stephanie Brenner

Date 1/22/13

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 1-23-13
(Date)

Plan of correction implementation status as of 1-23-13
(Date)

The above plan of correction was approved by [initials]
(Initials)

- Fully Implemented 1-23-13
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

RECEIVED

JAN 22 2013

Violation Report: 43964 - 11/28/2012 - Miller-Linhart, Alden
PCH Name: THE PALMS AT O NEIL

Western Field Office
PA Licensing

1. REGULATION 55 Pa.Code §2600

2600.92 - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

2a. DESCRIPTION OF VIOLATION

On 11/28/12 the upper pane of glass in the third floor hallway window by the bathroom was cracked.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

This upper pane of glass in the window has been replaced. All windows in the facility will be checked by maintenance on a semiannual basis. This will become part of the Quality Assurance Program to ensure compliance and will be checked by the facility administrator.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) Stephanie Brenner

Date 1/22/13

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 1-22-13
(Date)

Plan of correction implementation status as of 1-23-13
(Date)

The above plan of correction was approved by [Signature]
(Initials)

- Fully Implemented 1-23-13
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

JAN 22 2013

Violation Report: 43984 - 11/28/2012 - Miller-Linhart, Alden
PCH Name: THE PALMS AT O NEIL

1. REGULATION 55 Pa.Code §2600
2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Western Field Office
Arlington

2a. DESCRIPTION OF VIOLATION
On 11/28/12 there was no thermometer in the ice cream freezer located in the home's kitchen. The freezer contained two large containers of ice cream and some individual containers of orange sherbet.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

A thermometer was placed in the freezer at time of inspection.
All dietary staff was re-educated on the procedures of handling food, labeling, and storage of food. Weekly checks of temperatures and handling, labeling, and storing food will become part of the Quality Assurance Program to ensure compliance and will be checked by the facility administrator. Record of this shall be kept on file.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) Stephanie Brenner Date 1/22/13

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 1-23-13
(Date)

Plan of correction implementation status as of 1-23-13
(Date)

The above plan of correction was approved by CB
(Initials)

- Fully Implemented 1-23-13
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

RECEIVED

Violation Report: 43964 - 11/28/2012 - Miller-Linhart, Alden
PCH Name: THE PALMS AT O NEIL

JAN 22 2013

1. REGULATION 55 Pa.Code §2600
2600.103(g) - Food shall be stored in closed or sealed containers.

Western Field Office
Adult Residential Licensing

2a. DESCRIPTION OF VIOLATION

On 11/28/12 there was an unsealed box of pastina in the dry food storage area.

On 11/28/12 there was an unsealed box of premade omelets and a box of bread sticks in the kitchen walk-in freezer.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

All dietary staff was re-educated on the procedures of handling food, labeling, and storage of food. Weekly checks of temperatures and handling, labeling, and storing food will become part of the Quality Assurance Program to ensure compliance and will be checked by the facility administrator. Record of this shall be kept on file.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) Stephanie Brenner

Date 1/22/13

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 1-23-13
(Date)

Plan of correction implementation status as of 1-21-13
(Date)

The above plan of correction was approved by [Signature]
(Initials)

- Fully Implemented 1-23-13
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented