



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

JUL 05 2013

Ms. Linda Howard, Administrator
Perry South Personal Care Home, LTD
Perry South Personal Care Home
1129 Tweed Street
Pittsburgh, Pennsylvania 15204

Dear Ms. Howard:

As a result of the Department of Public Welfare's licensing inspection on March 8, 2013, 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.

Your regular license for the period of June 14, 2013 to June 14, 2014 was issued on February 22, 2013. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald Melusky".

Ronald Melusky
Director

Enclosure
Violation Report

Violation Report: 43373 - 03/08/2013 - Marini, Michael
PCH Name: PERRY SOUTH PERSONAL CARE HOME

APR 18 2013

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.25(d) SOPb1 - If the home collects a resident's rent rebate under § 2600.25(a), the resident-home contract is to include the dollar amount or percentage of the rent rebate to be collected.

2a. DESCRIPTION OF VIOLATION

The home collects a portion of the rent rebate benefit for eligible residents. Resident 1, 2, and 3's resident contracts did not include the dollar amount or percentage of rent rebate benefits that is collected.

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.

Resident #1 - Does not collect Rent Rebates.

Resident # 2 & 3 has 50% of Rebate going to their families. # 3 on Page 6.

this is on Every ones Lease Contract and will be noted.

Copy of lease page 6 for Resident

2 & 3

7-30-13 the administrator will review all current residents contracts to ensure a percentage of the rent rebate to be collected is noted in the resident-home contract. 6-18-13 JAP

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

Signature of Legal Entity Representative (Required on EVERY Page) *Linda Howard*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) LINDA HOWARD Date 4-16-13

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

The above plan of correction is approved as of 6-18-13 (Date)

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

Plan of correction implementation status as of 6-18-13 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress JAP
- Partially Implemented - Inadequate Progress
- Not Implemented

Perry South

NOT 433780

RECEIVED

Violation Report: 43373 - 03/08/2013 - Marini, Michael
PCH Name: PERRY SOUTH PERSONAL CARE HOME

APR 18 2013

WEST REGION FIELD OFFICE
FLORIDA STATE LICENSING

1. REGULATION 55 Pa.Code §2600
2600.25(d) SOPb2 - If the home collects a resident's rent rebate under § 2600.25(a), the home must include the home's intended use of the revenue collected from the rent rebate.

2a. DESCRIPTION OF VIOLATION
The home collects a portion of the rent rebate benefit for eligible residents. Resident 1, 2, and 3's resident contracts did not include the home's intended use for rent rebate revenues collected.

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.

There will be a letter sent to the family showing the amount refunded and the intent for its use. A copy is included of the letter sent to Resident #2 & 3 - family. The intent is to offset the utilities for the home.
2-20-13
All resident-home contracts will be updated by the administrator to include the home's intended use of the revenue collected from the rent rebate. JHP 6-18-13

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

Signature of Legal Entity Representative (Required on EVERY Page) Linda Howard

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Linda Howard Date 4-16-13

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Violation Report: 43373 - 03/08/2013 - Marini, Michael
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APR 18 2013

1. REGULATION 55 Pa.Code §2600

2600.25(d) SOPc - If the home collects a resident's rent rebate under § 2600.25(a), the resident-home contract is to include a statement signed by the resident, and the resident's designated person if applicable, at the time of admission, informing the resident that the information required in § 2600.25(a) is to be kept in the resident's record.

2a. DESCRIPTION OF VIOLATION

Resident 1, 2, and 3's resident contracts did not include a statement signed by the resident that the resident had been informed that information related to rent rebate collection by the home will be kept in the resident's record.

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 letter sent to Residents ^{of family} # 2 & 3 will show what the intent is and that it will be kept in the Residents Record.

7-30-13

An addendum will be added to the resident-home contract stating that the information required in §2600.25(a) is to be kept in the resident's record. The addendum will be explained to the resident and signatures will be obtained from the resident and resident's designated person if applicable.

7-30-13 In the future, any new admission seeking to collect a rent rebate will sign this addendum along with resident's designated person if any. 6-18-13 JAP

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(Required on EVERY Page)

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

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Violation Report: 43373 - 03/08/2013 - Marini, Michael
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433730

APR 18 2013

1. REGULATION 55 Pa.Code §2600

2600.64(c) - An administrator shall have at least 24 hours of annual training relating

WEST REGION FIELD OFFICE
 Human Services Licensing

2a. DESCRIPTION OF VIOLATION

Staff person A, the home's administrator, completed only 19 hours of annual training in training year January 2012 to December 2012 and 15 hours in January 2011 to December 2011.

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 Copy of hrs that were done in 2013 in March total. 11 1/2 hrs A copy included in MAY 1st 1 1/2 hrs will be done paper included. MAY 2-2013 Another Class will include 1 1/2 hrs VCR movie: Know when to go Fire Safety for Senior citizens, Home Fire Evacuation, Kitchen Fires. 2 hrs.

Falls & Accidents - 1 hr
 Records Training - 1 hr

total 18 hrs leaving

6 hrs to make up in the very near future

In addition to the 24 hours of annual training relating to job duties the administrator will submit a schedule specifying when the additional 14 hours of required and approved administrator training will be met including: course title, date, time, location, and number of approved hours. 6-18-13 JHP

Repeat Violation: Yes

Date(s) of Previous Violation(s):

03/23/2012

Signature of Legal Entity Representative
 (Required on EVERY Page)

Linda Howard

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

Linda Howard

Date

4-16-2013

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WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.66(b) - The plan must include training aimed at improving the knowledge and skills of the home's direct care staff persons in carrying out their job responsibilities. The staff training plan must include the following:

- (1) The name, position and duties of each direct care staff person.
- (2) The required training courses for each staff person.
- (3) The dates, times and locations of the scheduled training for each staff person for the upcoming year.

2a. DESCRIPTION OF VIOLATION

The home's staff training plan did not include the dates, times, and locations of the scheduled trainings or the staff required to take the training.

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 information will be documented on a form: Direct Care Training Plan as the hrs are being given. This will make a easier and more efficient way to keep track of the hours as they are being done.

7-30-13 The administrator will develop a 2013 Staff Training plan and an annual staff training plan (hereafter that includes all of the required information in regulation 2600.66(b)). Documentation will be kept. 6-18-13 JHP

Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative (Required on EVERY Page)	<i>Linda Howard</i>
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date
Linda Howard	4-16-13

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WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.91 - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

2a. DESCRIPTION OF VIOLATION

There were no telephone numbers posted by the kitchen telephone.

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 of the phone numbers were updated to include the numbers on the kitchen phone. They will be checked periodically to see that they are still in place.
 weekly JHP

Repeat Violation: No

Date(s) of Previous Violation(s):

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(Required on EVERY Page)

Linda Howard

Printed Name and Title of Legal Entity Representative
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Linda Howard

Date

4-16-13

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Violation Report: 43373 - 03/08/2013 - Marini, Michael

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PCH Name: PERRY SOUTH PERSONAL CARE HOME

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.101(j)(7) - Each resident shall have the following in the bedroom: An operable lamp or other source of lighting that can be turned on at bedside.

2a. DESCRIPTION OF VIOLATION

The 1st bed in the 3rd floor bedroom did not have a source of light that could be turned on and off from the bedside.

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 was corrected by moving the lamp from the dresser to the bed side. The Resident Request that it be on the dresser away from his bed. It bothers him, and he moves it. We do correct it, by putting it back but this something that we have to enforce with the Resident. (He has downs syndrome) and he likes things to please him.

A push light was attached to the wall next to the bed. JSP

7-30-13 A staff person will check all bedrooms weekly to ensure each resident has an operable lamp or other source of lighting that can be turned on at bedside. JSP 6-18-13

Repeat Violation: No	Date(s) of Previous Violation(s):	
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Signature of Legal Entity Representative (Required on EVERY Page) *Linda Howard*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Linda Howard* Date *4-16-13*

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WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.124 - The home shall notify the local fire department in writing of the address of the home, location of the bedrooms and the assistance needed to evacuate in an emergency. Documentation of notification shall be kept.

2a. DESCRIPTION OF VIOLATION

The home has not notified the local fire department in writing of the address of home, the location of resident bedrooms, or the assistance needed in an evacuation.

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.

We did notify the fire Dept in 2006. We have let them know about the updated changes and will continue w/ the changes need updated example if we have wheel-chairs, walkers, or if the Residents need help to get out safely.

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Signature of Legal Entity Representative (Required on EVERY Page) *Linda Howard*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *LINDA HOWARD* Date *4-16-13*

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Violation Report: 43373 - 03/08/2013 - Marini, Michael
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APR 18 2013

1. REGULATION 55 Pa.Code §2600

WEST REGION FIELD OFFICE
Human Services Licensing

2600.132(b) - A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually.
Documentation of this fire drill and fire safety inspection shall be kept.

2a. DESCRIPTION OF VIOLATION

The last fire drill observed by a fire safety expert was conducted on 5-11-11 and the home has not had a fire safety inspection within the last year.

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.

Due to the high volume of fires in Pgh, the Fire Chief who usually conducts these drills will be able to squeeze us in at his earliest time. He will also conduct a fire drill at this time. He will notify us and I will send in the written report.

A fire safety inspection and fire drill were conducted by a fire safety expert on 5-10-2013. JHP 6-18-13

Repeat Violation: No

Date(s) of Previous Violation(s):

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(Required on EVERY Page)

Linda Howard

Printed Name and Title of Legal Entity Representative
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Linda Howard

Date 4-16-13

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Violation Report: 43373 - 03/08/2013 - Marini, Michael
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WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.221(b) - The program must provide social, physical, intellectual and recreational activities in a planned, coordinated and structured manner.

2a. DESCRIPTION OF VIOLATION

According to residents, the only activity the home provides is Bingo. Staff person A, the administrator, confirmed this.

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.

I am in the process of hiring a
activities person to come to the home
weekly. to conduct activities that
address the items in the plan.
I will notify your dept at the time
and date of hiring someone.
Activities are being offered daily and an activity
schedule is posted. JSP 6-18-13

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Linda Howard

Printed Name and Title of Legal Entity Representative
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LINDA HOWARD

Date 4-16-13

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Violation Report: 43373 - 03/08/2013 - Marini, Michael
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WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.227(d) - 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.

2a. DESCRIPTION OF VIOLATION

Resident 2 requires soft and precut meats, supervision while eating, supervision while out in the community, assistance with finances, and assistance securing health care. The resident's support plan does not document how these need will be met.

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 Complete Support Plan will be done; to include the following. Dietary Needs, Mental, health, outside & inside supervision will also include who will conduct these requirements. Her next Plan is due to be updated in June 2013
 The administrator will review all current residents' support plans to ensure they are current and completed in their entirety. JHP 6-18-13

Repeat Violation: Yes

Date(s) of Previous Violation(s):

03/23/2012

Signature of Legal Entity Representative
 (Required on EVERY Page)

Linda Howard

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

LINDA HOWARD

Date

4-16-13

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APR 18 2013

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.251(b) - The entries in a resident's record shall be permanent, legible, dated and signed by the staff person making the entry.

2a. DESCRIPTION OF VIOLATION
Resident 1 and 2's resident rights page were signed but undated.

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.

for Resident's # 2 & 3 A copy of the resident rights was mailed out & returned signed and dated (JHP). A copy will be kept in the resident files.

7-30-13
The administrator will review all resident's records to ensure all residents have a copy of the resident rights and have signed and dated it. The document will be available for the Department's review. JHP 6-18-13

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

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