



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAILING DATE: AUG 20 2013

Mr. John D. Dougherty, Administrator
Ms. Kathleen Dougherty, Administrator
Washington Manor Personal Care Home, LLC
PO Box 1935, 320 S. Washington Street
Butler, Pennsylvania 16003

Dear Mr. and Ms. Dougherty:

As a result of the Department of Public Welfare's (Department) licensing inspection on August 14, 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. As soon as each violation is corrected, notify the Department's Regional Office of Human Services Licensing so that compliance can be verified.

Sincerely,

A handwritten signature in black ink that reads "Jill Pezzino" with a stylized flourish at the end.

Jill Pezzino
Regional Licensing Administrator

Enclosure(s)

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

PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC		RECEIVED	License Number: 44863
Address: 320 S WASHINGTON ST POB 1935, BUTLER, PA 16003		2013	County: Butler
Administrator: John and Kathy Dougherty		WEST REGIONAL FIELD OFFICE Human Services Licensing	Region: WEST
Legal Entity Name: WASHINGTON MANOR PERSONAL CARE HOME LLC			
Legal Entity Address: 320 SOUTH WASHINGTON STREET, BUTLER, PA 16003			
Certificate(s) of Occupancy C-2 LP 07/24/1985 L&I			
Staffing Hours			
Resident Support: 0	Total Daily Staff: 24	Waking Staff: 18	
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced	
Reason(s) for Inspection(s) Complaint			
On-Site Inspections Dates and Department Representatives On-Site 08/14/2013: Williams, Jason; Garrigan, Laurie			
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: 25 Number of Residents Served: 24 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 0 Number of Hospice Residents in past year: 0		Number of Residents who: Receive Supplemental Security Income: 24 Are 60 Years of Age or Older: 6 Have Mental Illness: 20 Have an Intellectual Disability: 3 Have a Mobility Need: 0 Have a Physical Disability: 0	

Violation Report: 44863 - 08/14/2013 - Williams, Jason
 PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

WEST REGION FIELD OFFICE

1. REGULATION 55 Pa.Code §2600

2600.17 - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

2a. DESCRIPTION OF VIOLATION

On 8/13/13, the shelves across from the resident bedroom in the home's basement contained the following:
 -Resident Emergency Medical Book, which contains resident names, social security numbers, physician information, copies of prescription cards and diagnoses for current residents.
 -Mission Pharmacy binder which lists names of current residents with the medications that are ordered for them.
 -A reminder letter for Resident #1 was posted on the front of these shelves. The letter stated that the resident was due for a follow-up colonoscopy and listed the doctor's name.
 These shelves do not lock and are easily accessible to the residents which reside in the basement bedroom.

9-30-13 the administrator will monitor the home weekly to ensure all resident records are confidential, kept safe and locked. 8-30-13 JSP

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.

On 08/13/13 while inspectors were present all binders and other files/records listed above were moved in to the med-room file cabinet and locked storage cabinets which we were told would be sufficient. The manager is aware and most staff of why these files were moved, where to find them if needed and to keep secured at all times. On August 21st this will be reviewed during the staff meeting by the administrator to end future violations.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) *John D. Dougherty*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *John D. Dougherty* Date *08-19-13*

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

The above plan of correction is approved as of <u>8-20-13</u> (Date)	Plan of correction implementation status as of <u>8-20-13</u> (Date)
The above plan of correction was approved by <u>JSP</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <i>JSP</i> <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 44863 - 08/14/2013 - Williams, Jason
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600

2600.25(d) - A home may not seek or accept payments from a resident in excess of one-half of any funds received by the resident under the Senior Citizens Rebate and Assistance Act (72 P.S. §§ 4751-1-4751-12). If the home will be assisting the resident to manage a portion of the rent rebate, the requirements of § 2600.20 (relating to financial management) may apply. There may be no charge for filling out this paperwork.

2a. DESCRIPTION OF VIOLATION

Resident #2 received a rent rebate check in the amount of \$650.00 in July 2013. The home collected the entire amount of this rent rebate check.

7-30-13 The administrator will ensure the home will not seek or accept payments from a resident in excess of one-half of any funds received by the resident under the Senior Citizens Rebate and Assistance Act 7-30-13 gjs

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 #2 met with administrators in July 2013 reviewing his balance owed and agreed to sign over his portion to his back balance. On 08-13-13 when it was realized no balance was owed because of regulation 2600.27 the home gave resident #2 a check for his portion. This mistake was a result of Resident #2's confusing varying payments from social security and the care home's oversight of regulation 2600.27. This will not occur again and any future resident that has a financial situation similar to resident #2 will be given a 30 Day notice properly by the administrator.

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

Signature of Legal Entity Representative (Required on EVERY Page) John D. Dougherty

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) John D. Dougherty Date 08-19-13

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Plan of correction implementation status as of 8-20-13 (Date)

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

- Fully Implemented
- Partially Implemented - Adequate Progress [Signature]
- Partially Implemented - Inadequate Progress
- Not Implemented

Violation Report: 44863 - 08/14/2013 - Williams, Jason
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
2600.27(a) - If a home agrees to admit a resident eligible for SSI benefits, the home's charges for actual rent and other services may not exceed the SSI resident's actual current monthly income reduced by the current personal needs allowance.

2a. DESCRIPTION OF VIOLATION
Resident #2 was admitted on 7/29/11 with an income that consists of a monthly VA check and a monthly SSI check. The resident's contract, dated 7/29/11, lists a charge of \$1875.00 a month for room and meals. The resident's current monthly income is \$1075.30. The home charged the resident \$1072.30 per month from July 2012 through December 2012 and \$1084.30 per month from January 2013 through July 2013. These charges exceed the resident's monthly income reduced by the \$85 monthly personal needs allowance.

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 home did not agree to admit resident #2 at his SSI rates but instead was informed by the VA he was a veteran that saw combat and was entitled to a higher allowance so we gave resident #2 a private room. The home dealt with consistent variation on the Social Security amount received for Resident #2 and also found out he did not see combat and qualify for more funds as initially informed. The home let Resident #2 stay in the private room at semi-private rates despite this and in the end has received further financial damage as a result of 2600-27. The home will not let this happen again and the administrator will give proper 30 day notice if ^{resident's} financial obligations ^{are not met}.

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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *John D. Dougherty* Date *08-19-13*

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Violation Report: 44863 - 08/14/2013 - Williams, Jason
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600

2600.101(o) - The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

2a. DESCRIPTION OF VIOLATION

The sloped ceiling by the first bed in room 10 on the 3rd floor has several vertical cracks present in it. Resident interviews indicate that when it rains, water will run down the sloped ceiling. This water runs down the window blinds and gets the resident's bed wet. This has happened as recently as last week.

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.

DPW inspectors have been in the care home on May 2nd, July 15th & August 1st and walked this hallway with no visible damage present. On the weekend of August 10th/11th a heavy rain hit the Butler City area and these cracks surfaced just prior to DPW's visit on Tuesday August 13th, 2013. The roof is scheduled to be resealed and the crack ceiling areas to be repaired by Wednesday August 21, 2013 weather permitting. Since the roof is showing signs of age the home is also seeking estimates to replace the roof in the Fall of 2013 or Spring of 2014.

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