



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

OCT 23 2013

Ms. Marjorie Hobaugh, Administrator
The Arbors at St. Barnabas, Inc.
The Arbors at St. Barnabas
85 Charity Place
Valencia, Pennsylvania 16059

Dear Ms. Hobaugh:

As a result of the Department of Public Welfare's licensing inspection on August 27, 2013 and August 29, 2013, of the above facility, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) must be maintained.

Your regular license for the period November 10, 2013 to November 10, 2014 was issued on July 30, 2013. Your regular license remains in good standing.

Sincerely,

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

Ronald Melusky
Director

Enclosure
Licensing Inspection Summary

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

PCH Name: THE ARBORS AT ST BARNABAS		RECEIVED	License Number: 42309
Address: 85 CHARITY PLACE, VALENCIA, PA 16059			County: Butler
Administrator: Midge Hobough		OCT 04 2013	Region: WEST
Legal Entity Name: THE ARBORS AT ST BARNABAS INC		WEST REGION FIELD OFFICE Human Services Licensing	
Legal Entity Address: 85 CHARITY PLACE, VALENCIA, PA 16059			
Certificate(s) of Occupancy			
I-2 06/04/2010 Adams Township			
Staffing Hours			
Resident Support: 0	Total Daily Staff: 126	Waking Staff: 95	
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced	
Reason(s) for Inspection(s)			
Renewal			
On-Site Inspections Dates and Department Representatives On-Site			
08/27/2013: Miller-Linhart, Alden; Williams, Jason 08/29/2013: Miller-Linhart, Alden			
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: 182		Number of Residents who:	
Number of Residents Served: 99		Receive Supplemental Security Income: 1	
Secured Dementia Care Unit in Home: No		Are 60 Years of Age or Older: 99	
Area:		Have Mental Illness: 2	
Secured Dementia Unit Capacity, if Applicable:		Have an Intellectual Disability: 3	
Number of Residents Served in Secured Dementia Care Unit, if applicable:		Have a Mobility Need: 27	
Number of Current Hospice Residents: 2		Have a Physical Disability: 4	
Number of Hospice Residents in past year: 8			

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden
PCH Name: THE ARBORS AT ST BARNABAS

OCT 04 2013

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.42(s) - A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

2a. DESCRIPTION OF VIOLATION

On 8/27/13, the resident bathroom across from bedroom #212 on the second floor of the home has two large windows that do not have either blinds or curtains to provide privacy.

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 curtains for the bathroom across from room 212 were re-hung on August 27, 2013, by the Director of Housekeeping. The Director of Housekeeping will participate in the monthly safety rounds of the building with the other department heads where it will be reviewed for adequate privacy provided. Results will be reviewed by the Quality Assurance team.

10-30-13 - All staff will be educated on regulation 2600.42(s). Documentation of education will be kept. 10-7-13

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

Marjorie Hoban

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

Marjorie Hoban

Date 10-2-13

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

The above plan of correction is approved as of <u>10-7-13</u> (Date)	Plan of correction implementation status as of <u>10-7-13</u> (Date)
The above plan of correction was approved by <u>[Signature]</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <i>10-7-13</i> <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

OCT 04 2013

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden

PCH Name: THE ARBORS AT ST BARNABAS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

On 8/27/13, the penthouse floor sitting room has significant water damage in the ceiling. The damage is causing the ceiling to come down in some areas next to the pillars on each side of the arched entry way.

On 8/27/13, the green carpet right between the fire doors outside of room #115 between the fire doors is buckled and poses a tripping hazard.

On 8/27/13, the carpet between the fire doors outside of room #121 is buckled and poses a tripping hazard.

On 8/27/13, the carpet in the doorway of room #124 is buckled and poses a tripping hazard.

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 Penthouse sitting room water damage was repaired and corrected on August 29, 2013, by the Maintenance Department. The green carpet was stretched to remove buckled areas by room 115, 121, and 124 on September 30, 2013. The Director of Maintenance will conduct monthly rounds of the building with other department heads to review for any water or ceiling damage and buckling carpet, in addition to other safety checks. Results will be reviewed by the Quality Assurance team.

10-30-13 - All STAFF persons will be educated on the requirements of regulation 2600.88a and the proper reporting of floors, walls, ceilings, windows, doors and other surfaces are not clean, in poor condition or are hazardous. Documentation of education will be kept. 10-7-13y

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Marjorie Hobang* Date: *10-2-13*

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The above plan of correction is approved as of 10-7-13 (Date)

Plan of correction implementation status as of 10-7-13 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress *10-7-13y*
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by *S* (Initials)

OCT 04 2013

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden

PCH Name: THE ARBORS AT ST BARNABAS

WEST REGION FIELD OFFICE
Human Services 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 8/27/13, the window in the laundry room on the Garden level of the home was open approximately 4 inches. There was no screen for the window.

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 screen for the Garden level laundry room was placed securely with the window on August 27, 2013, by the Director of Maintenance. The Director of Maintenance will conduct monthly rounds of the building with other department heads to review for window screens, as well as, other safety checks. Results will be reviewed by the Quality Assurance team.

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

Marjorie Hoboush

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

Marjorie Hoboush

Date: 10-2-13

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(Date)

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(Date)

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(Initials)

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OCT 04 2013

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden

PCH Name: THE ARBORS AT ST BARNABAS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.100(a) - The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

On 8/27/13, the concrete slabs on the upper patio located off the first floor in the rear section of the home has sections of concrete that are crumbling. These areas pose a potential fall hazard.

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 concrete on the upper patio was repaired by the Maintenance Department on September 3, 2013. The Director of Maintenance will review outside areas for safety concerns on a monthly basis. Results will be reviewed by the Quality Assurance team.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Marjorie Hobanugh

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

Marjorie Hobanugh

Date 10-2-13

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[Signature]
(Initials)

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden
PCH Name: THE ARBORS AT ST BARNABAS

OCT 04 2013

1. REGULATION 55 Pa.Code §2600

2600.102(d)(1) - Toilet and bath areas must have grab bars, hand rails or assist bars.

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

On 8/27/13, there is no grab bar, hand rail or assist bar located next to the urinal located in the Garden level men's public bathroom.

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 grab bar was installed next to the urinal in the men's public restroom on August 29, 2013, by the Director of Maintenance. The Director of Maintenance will conduct monthly rounds of the building with other department heads to review for all appropriate grab bars. Results will be reviewed by the Quality Assurance team.

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

Margone Hoban

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

Margone Hoban

Date: 10-2-13

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Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden

PCH Name: THE ARBORS AT ST BARNABAS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

2a. DESCRIPTION OF VIOLATION

On 8/27/13, the gate at the rear upper patio area of the home serves as an emergency exit passageway. The gate has pull type knob to operate the gate. ~~The pull type knob is difficult to operate and the gate is very difficult to open.~~

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 gate for the upper patio was removed on August 28, 2013, to provide for unobstructed exit. The Director of Maintenance will review all exits and entrances in monthly outdoor safety rounds to ensure for unobstructed exits. Results will be reviewed by the Quality Assurance team.

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

Margie Hobough

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

Margorie Hobough

Date: 10-2-13

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Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden

PCH Name: THE ARBORS AT ST BARNABAS

OCT 04 2013

1. REGULATION 55 Pa.Code §2600

2600.125(b) - Combustible materials shall be inaccessible to residents.

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

On 8/27/2013, the gray storage bin located by the rear dumpster area was unlocked and accessible to residents. The storage bin contained a red gas can with gasoline inside.

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 storage bin had a lock placed on it on August 28, 2013, by the Director of Maintenance. The Director of Maintenance has educated the maintenance staff to keep this bin locked at all times. Checks of this lock will be completed at least monthly on safety rounds. Results will be reviewed by the Quality Assurance team.

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

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Margie Hobough* Date *10-2-13*

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(Date)

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(Initials)

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OCT 24 2013

Violation Report: 42309 - 08/27/2013 - Miller-Linhart, Alden
PCH Name: THE ARBORS AT ST BARNABAS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.132(c) - A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

2a. DESCRIPTION OF VIOLATION

The home's fire drill record for the eight consecutive fire drills conducted from 11/30/12 through 8/26/13 do not include the total number of residents who were evacuated during the fire drill.

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.

After second review of the fire drill records, it is noted on our records the number of patients evacuated in the specific zone, as well as, the number of residents evacuated in the home, at the time of the drill. See attached documents highlighting these areas from November 30, 2012 to August 26, 2013.

We have changed the wording on fire drill log to say number of residents evacuated from the zone and total number of residents in home evacuated. See attached.

Fire drill records will be reviewed monthly by the Administrator or designee. Results will be reviewed by the Quality Assurance team.

*10-30-13 - The Administrator or designated staff person will review the home's new fire drill record to ensure the fire drill record includes all of the specific information required in accordance with regulation 2600.132(c).
10-7-13*

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Margorie Hobangh* Date *10-2-13*

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