pennsylvania
DEPARTMENT OF PUBLIC WELFARE

APR 30 2014

Ms. Robyn B. Kulp, Executive Director
Maple Village
2815 Byberry Road
Hatboro, Pennsylvania 19040

RE: Wesley Enhanced Living Upper Moreland
License #: 127910

Ms. Kulp:

As a result of the Department of Public Welfare's licensing inspection on January 23, 2014, 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 must be maintained.

Your regular license for the period February 27, 2014 to February 27, 2015 was issued on November 1, 2013. Your regular license remains in good standing.

Sincerely,

Matthew J. Jones
Director

Enclosure
License Inspection Summary

PCH Name: WESLEY ENHANCED LIVING UPPER MORELAND	License Number: 127910
Address: 2815 BYBERRY ROAD, HATBORO, PA 19040	County: Montgomery
Administrator: Pamela Coursey	Region: SOUTHEAST
Legal Entity Name: MAPLE VILLAGE	
Legal Entity Address: 2815 BYBERRY ROAD, HATBORO, PA 19040	

Certificate(s) of Occupancy

C-2 LP
01/31/2000
PA Dept. of L&I

Staffing Hours

Resident Support: 0	Total Daily Staff: 36	Waking Staff: 27
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced

Reason(s) for Inspection(s)

Renewal, Incident

On-Site Inspections Dates and Department Representatives On-Site

01/23/2014: Kazimer, Lauren; Adams, Patricia

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: 33

Number of Residents Served: 31

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: 1

Number of Residents who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 31

Have Mental Illness: 3

Have an Intellectual Disability: 0

Have a Mobility Need: 6

Have a Physical Disability: 0

Violation Report: 12791 - 01/23/2014 - Kazimer, Lauren
PCH Name: WESLEY ENHANCED LIVING UPPER MORELAND

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
The water temperature in the bathroom of room # 105 measured 125.7 degrees Fahrenheit, and the water temperature in the bathroom of room # 213 measured 126.3 degrees.

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.

2600.89(b)

On January 23, 2012, the Director of Maintenance immediately turned down the water temperature by reducing the boiler temperature. A designated maintenance team member will monitor water temperatures daily. Also, resident rooms and personal care units are to be monitored on a random schedule. Temperatures shall be logged daily to ensure compliance that temperatures do not exceed 120 degrees.

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)	Pam Coursey		Date	2/14/14

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

The above plan of correction is approved as of 3/6/14 (Date)

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

Plan of correction implementation status as of 3/6/14 (Date)

- ☐ Fully Implemented
- ☒ Partially Implemented - Adequate Progress
- ☐ Partially Implemented - Inadequate Progress
- ☐ Not Implemented

PCH Name: WESLEY ENHANCED LIVING UPPER MORELAND

1. REGULATION 55 Pa.Code §2600
2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION
The refrigerator in the home's main kitchen had a broken door handle.

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.

2600.95

The door handle was ordered, received, and immediately installed by maintenance to replace the previous broken door handle.

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) PAM COURSEY			Date 2/14/14	

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Violation Report: 12791 - 01/23/2014 - Kazimer, Lauren
PCH Name: WESLEY ENHANCED LIVING UPPER MORELAND

1. REGULATION 55 Pa.Code §2600
2600.103(b) - Kitchen surfaces must be of a nonporous material and cleaned and sanitized after each meal.

2a. DESCRIPTION OF VIOLATION
The front door of the steamer table had stains, the refrigerator door had food and liquid stains on it, and the storage cart was dirty and stained.

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.

2600.103.(b)

The Dining Service Manager cleaned and sanitized the front of the steam table, refrigerator door, and the storage cart. Staff members were provided with training on the importance of cleaning kitchen equipment daily. The Dining Service Manager or designee audits the cleaning of kitchen equipment on a daily and weekly basis to ensure surfaces are cleaned and sanitized properly.

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) PAM COURSEY — Date 2/14/14

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Violation Report: 12791 - 01/23/2014 - Kazimer, Lauren
PCH Name: WESLEY ENHANCED LIVING UPPER MORELAND

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 1/23/14, at approximately 10:30am, ice and snow prevented the Atrium exit door from being opened.

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.

2600.12(a)

Ice and snow was immediately removed from the exit door on January 23, 2014. All doors and exists were checked and found to be unobstructed. Ongoing maintenance team will check all exists daily to ensure compliance.

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)	Pam Coursey		Date	2/14/14

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Plan of correction implementation status as of 3/6/14 (Date)

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