



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

SEP 18 2014

Mr. Paul M. Winkler, CEO/President
Presbyterian Senior Care, Inc.
1215 Hulton Road
Oakmont, Pennsylvania 15139

RE: Woodside Place of Oakmont
License #: 429730

Dear Mr. Winkler:

As a result of the Department of Public Welfare's licensing inspection on February 27, 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 August 2, 2014 to August 2, 2015 was issued on May 16, 2014. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink that reads "Matthew J. Jones".

Matthew J. Jones
Director

sd

Enclosure
License Inspection Summary

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

PCH Name: WOODSIDE PLACE OF OAKMONT		License Number: 42973
Address: 1215 HULTON ROAD, OAKMONT, PA 15139		County: Allegheny
Administrator: Carrie Chlusano		Region: WEST
Legal Entity Name: PRESBYTERIAN SENIOR CARE INC		
Legal Entity Address: 1215 HULTON ROAD, OAKMONT, PA 15139		
Certificate(s) of Occupancy C-2 LP 06/04/1991 Dept L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 72	Working Staff: 54
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		
02/27/2014: Pfaff, Vicki; Williams, Jason		
Off-Site Inspection Dates and Inspectors, if Applicable		
03/04/2014: Pfaff, Vicki 03/10/2014: Pfaff, Vicki		
Other Details		
Partial or Full Triggers:		Random Indicators:
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 37 Number of Residents Served: 36 Secured Dementia Care Unit in Home: Yes Area: Woodside Place - entire PCH license Secured Dementia Unit Capacity, If Applicable: 37 Number of Residents Served in Secured Dementia Care Unit, If applicable: 36 Number of Current Hospice Residents: 0 Number of Hospice Residents in past year: 3		Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 36 Have Mental illness: 1 Have an Intellectual Disability: 0 Have a Mobility Need: 36 Have a Physical Disability: 0

Violation Report: 42973 - 02/27/2014 - Pfaff, Vicki
 PGH Name: WOODSIDE PLACE OF OAKMONT

1. REGULATION 55 Pa.Code §2600
 2600.82(c) - Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.

2a. DESCRIPTION OF VIOLATION
 A bottle of Gold Bond medicated body lotion with a manufacture's label indication "In case of accidental ingestion seek professional assistance or contact a poison control center immediately" was unlocked, accessible and unattended in the Star House bathroom trash/paper towel holder. All residents of the home including resident #1 have not been assessed as unsafe to handle poisonous materials.

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.

1. AT THE TIME OF THE INSPECTION THE POISON WAS DISCARDED.
2. THE TEAM HAS BEEN REEDUCATED TO REGULATION 2600.82 (C). THE REGULATION WAS REVIEWED AT THE MARCH 20TH, JULY 17TH AND AUGUST 21ST TEAM MEETINGS IN 2014. MEETING MINUTES WERE PROVIDED TO ATEAM MEMBERS NOT PRESENT AT THE MEETING.
3. MONITORING WILL TAKE PLACE BY NURSES, RESIDENT SERVICES COORDINATOR AND ADMINISTRATOR DURING ROUNDS DAILY.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Carrie Chiusano*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) **CARRIE CHIUSANO** Date **8.29.14**

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

The above plan of correction is approved as of <u>9.4.14</u> (Date)	Plan of correction implementation status as of <u>9.4.14</u> (Date)
The above plan of correction was approved by <u>f</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 42873 - 02/27/2014 - Pfaff, Vicki		SEP 3 2014
PCH Name: WOODSIDE PLACE OF OAKMONT		
1. REGULATION 55 Pa.Code §2600 2600.103(g) - Food shall be stored in closed or sealed containers.		
2a. DESCRIPTION OF VIOLATION There was an opened, unsealed 28oz box of Cream of Rice hot cereal in the Tree House kitchen cupboard. There was an opened, unsealed box of flake cereal in the Tree House kitchen cupboard.		
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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>		
<p>1. FOOD WAS DISCARDED AT TIME OF INSPECTION.</p> <p>2. THE TEAM HAS BEEN REEDUCATED TO REGULATION 2600.103 (g). THE REGULATION WAS REVIEWED AT THE MARCH 26TH AND AUGUST 21ST TEAM MEETINGS IN 2014. MEETING MINUTES WERE PROVIDED TO ALL TEAM MEMBERS NOT PRESENT AT THE TEAM MEETING.</p> <p>3. MONITORING WILL TAKE PLACE BY NURSES, RESIDENT SERVICES COORDINATOR AND ADMINISTRATOR DURING ROUNDS DAILY.</p>		
Repeat Violation: No	Date(s) of Previous Violation(s):	
Signature of Legal Entity Representative (Required on EVERY Page) <u>Carrie Chiusano</u>		
Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <u>CARRIE CHIUSANO</u>		Date <u>8.29.14</u>
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Violation Report: 42973 - 02/27/2014 - Pfaff, Vicki
 PCH Name: WOODSIDE PLACE OF OAKMONT

1. REGULATION 55 Pa. Code §2600
 2600.103(i) - Outdated or spoiled food or dented cans may not be used.

2a. DESCRIPTION OF VIOLATION
 There was a 2.9 oz canister of Crystal Light drink mix with expiration date of "21 JUL 2013" located in the Tree House kitchen lower cabinet to the left of the sink.
 There was a 13.5 oz canister of cream wafer rolls with expiration date "02 Feb 2014" located in the Tree House kitchen lower cabinet to the left of the sink.
 There was a 3lb, 2oz can of chicken noodle soup with an expiration date of 11/9/2011 located in the Star House kitchenette cupboard above the microwave.

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.

1. ITEMS WERE DISCARDED AT THE TIME OF INSPECTION.
2. THE TEAM HAS BEEN REEDUCATED TO REGULATION 2600.103(i). THE REGULATION WAS REVIEWED AT THE MARCH 20TH AND AUGUST 21ST TEAM MEETINGS IN 2014. MEETING MINUTES WERE PROVIDED TO ALL TEAM MEMBERS NOT PRESENT AT THE TEAM MEETING.
3. TASK OF REVIEWING CABINETS FOR OUTDATED OR SPOILED FOOD OR DENTED CANS HAS BEEN ADDED TO JOB DUTY LIST FOR MIDNIGHT SHIFT.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) Carrie Chiusano

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) CARRIE CHIUSANO Date 8.29.14

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 Partially Implemented - Adequate Progress
 Partially Implemented - Inadequate Progress
 Not Implemented

SEP 03 2014

Violation Report: 42973 - 02/27/2014 - Pfaff, Vicki
 PCH Name: WOODSIDE PLACE OF OAKMONT

1. REGULATION 55 Pa.Code §2600
 2600.132(d) - Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.

2a. DESCRIPTION OF VIOLATION
 The home uses the Tree House, School House and Star House areas as fire safe areas during fire drills. All three areas have doors which are open and not self-closing and are not fire rated.
 The home conducted a fire drill on 5/24/14 at 2:10 a.m. with 33 residents present in the home. However, only 11 residents were evacuated during the fire drill.
 The home conducted a fire drill on 6/20/13 at 3:03 p.m. with 33 residents present in the home. However, only 30 residents 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.

1. ALL RESIDENTS ARE EVACUATED DURING FIRE DRILLS. A MEMBER OF THE MAINTENANCE TEAM MADE AN ERROR IN DOCUMENTATION.
2. WILL EDUCATE MAINTENANCE TEAM TO PROPER PROCEDURE FOR REGULATION 2600.132 (d) ADMINISTRATOR TO MONITOR FIRE DRILL RECORDS MONTHLY.
3. UNTIL FIRE SAFE AREAS ARE REESTABLISHED RESIDENTS WILL BE EVACUATED TO THE SAFE AREA OUTSIDE OF THE HOME. (GAZEBO)
4. PRESBYTERIAN SENIOR CARE IS CURRENTLY WORKING WITH AN ARCHITECT AND FIRE SAFETY EXPERT. WAITING ON APPROVAL OF PLANS.

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

Signature of Legal Entity Representative (Required on EVERY Page) Carrie Chiusano

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) CARRIE CHUSANO Date 8-29-14

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Violation Report: 42973 - 02/27/2014 - Pfaff, Vicki
PCH Name: WOODSIDE PLACE OF OAKMONT

1. REGULATION 55 Pa.Code §2600
2600.233(c) - If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

2a. DESCRIPTION OF VIOLATION
The directions for operating the home's secure dementia care unit door locking mechanism are not conspicuously posted near the front doors or near the exit next to multipurpose room #110.

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.

1. ON MARCH 20, 2014 THE CODE TO UNLOCK THE SECURED DOORS WERE POSTED IN A PHOTO TO EXIT THE DOORS THAT LEAD TO THE PARKING LOT.
2. TESTING IS CURRENTLY TAKING PLACE TO MAKE SURE RESIDENTS ARE NOT ABLE TO ACCESS THE OUTDOORS TO THE PARKING AREA.
3. EDUCATION TO ALL TEAM MEMBERS IS ONGOING RELATED TO THE NEW PROCESS OF POSTING THE CODE.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <u>CARRIE CHIUSANO</u>	Date <u>8.29.14</u>
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