



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

JUL 28 2014

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

RE: Washington Manor Personal Care Home, LLC
License #: 448630

Dear Mr. and Ms. Dougherty:

As a result of the Department of Public Welfare's licensing inspection on April 7, 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 July 2, 2014 to July 2, 2015 was issued on April 8, 2014. Your regular license remains in good standing.

Sincerely,


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

Matthew J. Jones
Director

SH

Enclosure
License Inspection Summary

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

PGH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC		License Number: 44883
Address: 320 S WASHINGTON ST POB 1935, BUTLER, PA.16003		County: Butler
Administrator: John Dougherty		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	Total Daily Staff: 24	Waking Staff: 18
Resident Support: 0	BHA Docket Number:	Notice: Unannounced
Type of Inspection: Full		
Reason(s) for Inspection(s) Renewal, Complaint		
On-Site Inspections Dates and Department Representatives On-Site 04/07/2014: Miller-Linhart, Aiden; Whitney, Diane		
Off-Site Inspection Dates and Inspectors, if Applicable		
<p align="right">  JUL 09 2014 WEST Chester County </p>		
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: 1	Number of Residents who: Receive Supplemental Security Income: 24 Are 60 Years of Age or Older: 7 Have Mental Illness: 24 Have an Intellectual Disability: 3 Have a Mobility Need: 0 Have a Physical Disability: 0	

Violation Report: 44863 - 04/07/2014 - Miller-Linhart, Alden
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
2600.3(c) - The personal care home shall post the current license, a copy of the current licensing inspection summary issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.

2a. DESCRIPTION OF VIOLATION
The home did not have the violation reports posted for 8/14/13, and 12/18/13. Only the renewal inspection violation report, dated 5/3/13 was posted.

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.

Administrator reviewed postings adding 08/14/13 plus 12/18/13 to the first floor posting area. Additionally were added the April 7, 2014 and May 2, 2014 inspection postings. Administrator will review postings monthly to avoid oversight occurring again.

Immediately the administrator will ensure that the current license, the most recent renewal inspection, and any other interim license inspection summaries, issued after the renewal inspection, are posted at all times.

J. Doughty

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)		Date
<i>John D. Doughty</i>		<i>07-08-14</i>

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

The above plan of correction is approved as of 7/10/14
(Date)

Plan of correction implementation status as of 7/10/14
(Date)

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

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

Violation Report: 44863 - 04/07/2014 - Miller-Linhart, Alden
 PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
 2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION
 The lids of the 3 trash cans would not close completely as they were filled with trash, in the parking area below the the deck.

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.

Vogel Disposal Service is scheduled to arrive once weekly and the cans lids are always closed. On the weekend of April 5th & 6th the home conducted a spring cleaning of the attic and a few residents' rooms causing more rubbish than normal. Vogel Disposal came Tuesday April 8th, 2014 (on Tuesday schedule) and removed all garbage. In future spring cleanings the administrator will use George Kravnik's Disposal Service to immediately remove all debris and not use Vogel's trash bins to avoid this issue occurring in the violations.

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 A. Dougherty* Date *07-08-14*

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Violation Report: 44863 - 04/07/2014 - Miller-Linhari, Alden
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

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
The floor in the sunroom is approximately 3/4" lower than the floor in the former smoking room area, posing 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 administrator had the floor tiles pulled up and reset to correct this hazard and make the floor level.

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

07-08-14

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7/10/14
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[Signature]
(Initials)

Violation Report: 44863 - 04/07/2014 - Miller-Linhart, Alden
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

JUL 09 2014

1. REGULATION 55 Pa.Code §2600
2600.94(b) - Interior stairs, exterior steps and ramps must have nonskid surfaces.

2a. DESCRIPTION OF VIOLATION

There is no non-skid surface on 6 of the steps on the stairway from the deck in the rear of the home.

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.

Violation Withdrawn

The administrator disagrees with this violation, a non-skid surface in the form of rubber mats was on and has been on each step tread. These rubber step mats with traction grids on each were purchased at Lowe's and secured to the tread. The inspector claimed she slipped a little and that in her opinion the treads were worn. I disagree that the wear was substantial and request that since non-skids were present that this violation be revoked. To satisfy the inspector I have used the Home Depot's Restore heavy paint on each tread with the roller designed to create a traction surface running the length of the entire tread.

VIOLATION WITHDRAWN

Repeat Violation: No Date(s) of Previous Violation(s): 07/10/14

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 07-08-14

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The above plan of correction is approved as of _____ (Date) Plan of correction implementation status as of _____ (Date)
Violation Withdrawn
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Violation Report: 44863 - 04/07/2014 - Miller-Linhart, Alden
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

JUL 09 2014

1. REGULATION 55 Pa. Code §2600

2600.181(c) - A resident who desires to self-administer medications shall be assessed by a physician, physician's assistant or certified registered nurse practitioner regarding the ability to self-administer and the need for medication reminders.

2a. DESCRIPTION OF VIOLATION

Resident #3 self-administers Lortisone cream; however, was not assessed capable of self-administering medications.

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 the date of the inspection Resident 3's physician was contacted and faxed the order for the Resident to self-administer the Lortisone cream. To prevent oversight in the future a "Weekly Medical Evaluation" binder has been created which will be conducted by the administrator and managers

Immediately. Any resident who is assessed as not capable of administering medications will only be permitted to self-administer medications, including prescribed creams, with physician authorization. The administration will ensure written authorization is received from physician prior to a resident self-administering medications, including creams. J-11/14

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 *07-08-14*

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