



**pennsylvania**  
DEPARTMENT OF PUBLIC WELFARE

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**  
**MAILING DATE: July 9, 2014**

Lea B. Sargent, President/Owner  
Divinity Manor PCH, LLC  
932-34 North 42<sup>nd</sup> Street  
Philadelphia, Pennsylvania 19104

Dear Lea B. Sargent:

As a result of the Department of Public Welfare's (Department) licensing inspection on April 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. 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, appearing to read "Roslyn Brewer".

Roslyn Brewer  
Regional Licensing Administrator

Enclosure  
Licensing Inspection Summary

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

PCH Name: DIVINITY MANOR		License Number: 13874
Address: 932 34 NORTH 42ND STREET, PHILADELPHIA, PA 19104		County: Philadelphia
Administrator: Regina Ragsdale		Region: SOUTHEAST
Legal Entity Name: DIVINITY MANOR LLC		
Legal Entity Address: 932-34 NORTH 42ND STREET, PHILADELPHIA, PA 19104		
Certificate(s) of Occupancy		
<b>Staffing Hours</b>		
Resident Support:	Total Daily Staff: 26	Waking Staff: 20
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b>		
Complaint		
<b>On-Site Inspections Dates and Department Representatives On-Site</b>		
04/23/2014: Adams, Patricia; Colon, Lissette		
<b>Off-Site Inspection Dates and Inspectors, if Applicable</b>		
04/29/2014: Adams, Patricia		
<b>Other Details</b>		
Partial or Full Triggers:		Random Indicators:
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensed Capacity: 30 Number of Residents Served: 26 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	<b>Number of Residents who:</b> Receive Supplemental Security Income: 26 Are 60 Years of Age or Older: 10 Have Mental Illness: 26 Have an Intellectual Disability: 3 Have a Mobility Need: 0 Have a Physical Disability: 0	

Violation Report: 13874 - 04/23/2014 - Adams, Patricia  
 PCH Name: DIVINITY MANOR

1. REGULATION 55 Pa.Code §2600  
 2600.85(b) - There may be no evidence of infestation of insects or rodents in the home.

2a. DESCRIPTION OF VIOLATION

On 4/23/14, evidence of bed bugs was observed on the 3 beds located in the back bedroom, of the second floor; in building 932 . The linen on the beds were speckled with numerous droplets of blood. In addition, resident #1, who resides in the room, has raised red itchy bumps around the ankles, arms, wrist and neck. Staff person A acknowledged the presences of bed bugs in the home. The home failed to provide documentation that the home was being treated for bed bugs.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

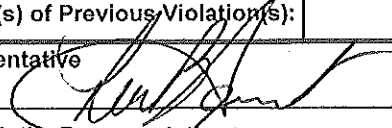
*Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.*

(please see attached)

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)

Dea. B. Sargent Owner

Date

5/23/14

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

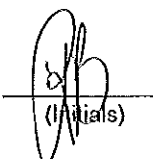
The above plan of correction is approved as of

7/2/14  
 (Date)

Plan of correction implementation status as of

7/2/14  
 (Date)

The above plan of correction was approved by

  
 (Initials)

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

Divinity Manor PCH

Violation Report 13874- 04/23/2014 by Adams, Patricia

2600 . 85(b)  
Plan Of Correction (POC):

Effective 4/24/2014, all resident rooms were inspected for bed bugs including sheets, comforters, and clothing. All residents' clothing were removed from their rooms and taken down into the basement. Clothes went straight into the dryer to kill off the bed bugs with heat (however many cycles as necessary). Once the bed bugs were completely killed off from clothing, clothes were washed, dried once more and placed into bags to store away from re-exposure.

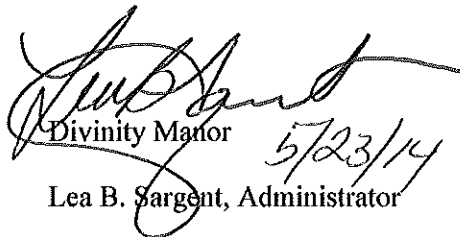
All sheets and comforters from residents' beds have been removed and placed into bags, placed into the dryer to kill off bed bugs, and placed into a new clean bag for temporary reuse. Mattresses will also be taken out of the building to eliminate tough areas where bed bugs can reside.

Arrangements for each resident will be made for them to go out for one full day or at least vacate their room for one full day in order to begin the extermination process. Exterminator came to inspect and evaluate the severity of the bed bug infestation immediately. Exterminator made three separate appointments to come out and exterminate each room and follow up for recurring areas. The first visit included full-out extermination of the bed bugs in bedrooms as well as public living areas in the building for residents. The next visits included inspection of lingering bed bugs and contact killing of them.

Brand new sheets, comforters and mattresses will be purchased for each resident and will be put into place in each room following final extermination. All residents will have a container to keep their clean clothing in addition to drawers.

New residents will continue to have their belongings checked before entering the building. All clothing will be placed into the dryer, washed and bagged before they can enter residents' rooms. Residents that have been out during the day can be sprayed with "Sol-U-Guard" disinfectant to kill any bed bugs picked up. This process has taken place as of 4/24/2014 and will continue with final extermination and complete elimination of bed bugs by 6/24/2014.

**Divinity Manor**  
932-34 N. 42 Street  
Philadelphia, PA 19104

  
Divinity Manor  
Lea B. Sargent, Administrator  
5/23/14

Violation Report: 13874 - 04/23/2014 - Adams, Patricia  
 PCH Name: DIVINITY MANOR

1. REGULATION 55 Pa.Code §2600  
 2600.142(a) - The home shall assist the resident to secure medical care if a resident's health status declines. The home shall document the resident's need for the medical care, including updating the resident's assessment and support plan.

2a. DESCRIPTION OF VIOLATION  
 On 4/23/14, resident #1 was observed with raised red bumps around the ankles, arms, wrists and neck, that itched. The home has not assisted the resident to secure health care to address the need for care.

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.

( please see attached )

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

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

Date 5/23/14

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

The above plan of correction is approved as of <u>7/2/14</u> (Date)	Plan of correction implementation status as of <u>7/2/14</u> (Date)
The above plan of correction was approved by <u>JB</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

Divinity Manor


Violation 13874- 4/23/2014 by Adams, Patricia

2600. 142 (a)

Plan Of Correction (POC):

Resident #1, [REDACTED] was sent to her doctor for medical attention concerning her bed bug bites. Resident prescribed for Benedryl, 1 50mg tab at bedtime. Resident has been monitored for the bite areas to clear and resident's living area has been treated for bed bug infestation. Bedroom will be treated on monthly basis.

Divinity Manor  
932-34 N. 42 Street  
Philadelphia, PA 19104

  
Divinity Manor 6/23/14

Lea B. Sargent, Administrator