



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: February 8, 2016

Ms. Kristen Mazzaferro, President
Brookside Assisted Living, Inc.
49 Brookside Lane
Brookside, Pennsylvania 15825

RE: Brookside Senior Living
411130

Dear Ms. Mazzaferro:

As a result of the Department of Human Services' licensing inspection on April 16, 2015, 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.

Sincerely,

A handwritten signature in black ink that reads "Jason Williams".

Jason Williams
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

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

PCH Name: BROOKSIDE SENIOR LIVING		License Number: 41113									
Address: 49 BROOKSIDE LANE, BROOKVILLE, PA 15825		County: Jefferson									
Administrator: Steve Mazzaferro, Kristen Mazzaferro, Thomas Guthridge		Region: WEST									
Legal Entity Name: BROOKSIDE ASSISTED LIVING, INC.											
Legal Entity Address: 49 BROOKSIDE LANE, BROOKVILLE, PA 15825											
Certificate(s) of Occupancy <table border="0"> <tr> <td>C-2 LP</td> <td>C2 LP A2</td> <td>C-2 LP</td> </tr> <tr> <td>07/03/2003</td> <td>11/19/2001</td> <td>01/21/1998</td> </tr> <tr> <td>Labor & Industry</td> <td>Labor & Industry</td> <td>Labor & Industry</td> </tr> </table>			C-2 LP	C2 LP A2	C-2 LP	07/03/2003	11/19/2001	01/21/1998	Labor & Industry	Labor & Industry	Labor & Industry
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07/03/2003	11/19/2001	01/21/1998									
Labor & Industry	Labor & Industry	Labor & Industry									
Staffing Hours <table border="0"> <tr> <td>Resident Support: N/A</td> <td>Total Daily Staff: 55</td> <td>Waking Staff: 41</td> </tr> </table>			Resident Support: N/A	Total Daily Staff: 55	Waking Staff: 41						
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<table border="0"> <tr> <td>Type of Inspection: Partial</td> <td>BHA Docket Number: N/A</td> <td>Notice: Unannounced</td> </tr> </table>			Type of Inspection: Partial	BHA Docket Number: N/A	Notice: Unannounced						
Type of Inspection: Partial	BHA Docket Number: N/A	Notice: Unannounced									
Reason(s) for Inspection(s) Complaint											
On-Site Inspections Dates and Department Representatives On-Site 04/16/2015: Park, Beth; Cutter, Jan		RECEIVED OCT 30 2015 WEST REGION FIELD OFFICE Human Services Licensing									
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: 50 Number of Residents Served: 42 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: 3 Number of Hospice Residents in past year: 6	Number of Residents who: Receive Supplemental Security Income: 1 Are 60 Years of Age or Older: 41 Have Mental Illness: 2 Have an Intellectual Disability: 0 Have a Mobility Need: 13 Have a Physical Disability: 0										

Thomas Guthridge 10.30.15

Violation Report: 41113 - 04/16/2015 - Park, Beth
PCH Name: BROOKSIDE SENIOR LIVING

OCT 30 2015

1. REGULATION 55 Pa.Code §2600

2600.18 - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

On the following dates, the home had installed "Island/Aire Thru-the-Wall Room Air Conditioners with optional Electric Heat and Heat Pump" units in the quantity shown. The home did not obtain a building permit from Pinecreek Township, or complete the post installation inspection required:

- * 8/4/14 2 units
- * 8/11/14 1 unit
- * 8/20/14 5 units
- * 9/17/14 2 units
- * 9/22/14 3 units
- * 10/20/14 2 units
- * 10/29/14 1 unit
- * 12/16/14 1 unit

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.

Refer to Addendum A

See page 2a of 2

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Thomas Guttridge

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

Thomas Guttridge, Administrator

Date

10.30.15

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

The above plan of correction is approved as of

11/23/15
(Date)

Plan of correction implementation status as of

11/23/15
(Date)

Fully Implemented

Partially Implemented - Adequate Progress *g.m.*

Partially Implemented - Inadequate Progress

Not Implemented

The above plan of correction was approved by

g.m.
(Initials)

Addendum A

RECEIVED
OCT 30 2015
WEST REGION FIELD OFFICE
Human Services Licensing

1. What change was made?

A Construction Permit related to the installation of the PTAC units was issued on 07.28.15 by Bureau Veritas North America, Inc. (Pine Creek Township, Jefferson County). Subsequently, a Certificate of Approval was issued by Bureau Veritas North America, Inc., on 09.02.15 which verified that the PTAC units were properly installed in accordance with the PA Uniform Construction Code.

A copy of the Construction Permit and corresponding Certificate of Approval can be found as Attachments 1 and 2 respectively.

2. Who made the change?

The request for the Construction Permit was initiated by Brookside Administration.

3. When the change was made?

The request for the Construction Permit was submitted to Bureau Veritas North America, Inc. (Pine Creek Township, Jefferson County) in June of 2015.

4. How the change was made?

The request for the Construction Permit was arranged by Brookside Administration over various telephone calls and on-site visits with Bureau Veritas North America, Inc. (Pine Creek Township, Jefferson County).

5. What system will be implemented to prevent reoccurrence of the same violation?

The Bureau Veritas North America, Inc. (Pine Creek Township, Jefferson County) will be contacted prior to implementing any future building modification and/or renovation plans.

by the administrator or designated staff person,

6. What training will be provided to staff?

Staff training is not relevant for this situation.

*JK
11/23/15*

Thomas Jettbridge 10.30.15