



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JUN 01 2016

Ms. Holly Schade, VP Home & Health Services
ACTS Retirement – Life Communities, Inc.
375 Morris Road
West Point, Pennsylvania 19486

RE: Oakbridge Terrace at Lima Estates
411 North Middletown Road
Media, Pennsylvania 19063
License #: 138910

Dear Ms. Schade:

As a result of the Department of Human Services' annual licensing inspections on February 3, 2016 and February 4, 2016 of the above facility, the violations with 55 Pa.Code Ch. 2800 (relating to Assisted Living Residences) 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. 2800 must be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Bausch".

Jay Bausch
Deputy Secretary

Enclosure
Licensing Inspection Summary

LICENSING INSPECTION SUMMARY
Assisted Living Residences – 55 Pa.Code § 2800

PCH Name: Oakbridge Terrace at Lima Estates		License Number: 138910
Address: 411 North Middletown Road Media, Pennsylvania 19063		County: Delaware
Administrator: LeeAnn Luterman		
Legal Entity Name: ACTS Retirement Life Communities, Inc		
Legal Entity Address: 375 Morris Road West Point, Pennsylvania 19486		
Certificate(s) of Occupancy: C2, LP (L&I) 8/15/90		
Type of Inspection: Full		
Reason(s) for Inspection(s): Renewal		
On-Site Inspections Dates and Department Representatives On-Site: February 3-4, 2016 Doug Hoover		
Off-Site Inspection Dates and Inspectors, if Applicable: NA		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 36	Number of Residents who:	
Number of Residents Served: 26	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit In Home: NA	Are 60 Years of Age or Older: 26	
Area: NA	Have Mental Illness: 0	
Secured Unit Capacity, if Applicable: NA	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable: NA	Have a Mobility Need: 0	
Number of Current Hospice Residents: 0	Have a Physical Disability: 0	
Number of Hospice Residents In past year: 0		

RECEIVED

CENTRAL REGION FIELD OFFICE
Human Services Licensing

cert frack #
138910

LICENSING INSPECTION SUMMARY

Assisted Living Residences – 55 Pa.Code § 2800

Regulation
84 - Heat sources, such as steam and hot heating pipes, water pipes, fixed space heaters, hot water heaters and radiators exceeding 120°F that are accessible to the resident must be equipped with protective guards or insulation to prevent the resident from coming in contact with the heat source.

Violation
The fixed space heater in the stairwell, next to Room #119, measured at 168.4 degrees Fahrenheit. The wall heater did not have protective guards or insulation in place.

Plan of Correction

DISCLAIMER STATEMENT

Preparation and/or execution of this plan of correction does not constitute an admission or agreement by the provider of the truth of the facts alleged or conclusions set forth in the statement of deficiencies. The plan of correction is prepared and/or executed solely because it is required by the provisions of State Law. The plan of correction represents the facility's credible allegation of compliance.

Regulation 84- Heat source not to exceed 120 degrees F without a protective guard/insulation.

2/3/2016 – The wall heater in each stairwell were immediately shut down and disconnected.

The community is awaiting a response to a proposal to remove the wall heater and add a heater in the ceiling of the stairwell. The heater no longer poses a threat to any resident, staff, guest or vendor.

Printed Name and Title of Legal Entity Representative (Required on all pages)

M. Lee Ann Luterma Administrator

Signature of Legal Entity Representative (Required on all pages)

M. Lee Ann Luterma

Date

4/12/16

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

The above plan of correction is approved as of 5-25-16
(Date)

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

Plan of correction implementation status as of 5-25-16
(Date)

Fully Implemented

Partially Implemented – Adequate Progress

Partially Implemented – Inadequate Progress

Not Implemented

Certificate #
138910

LICENSING INSPECTION SUMMARY
Assisted Living Residences – 55 Pa.Code § 2800

Regulation 105g - Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.
Violation The ductwork for the facility dryers were last cleaned of lint on 11/19/14.
Plan of Correction <p style="text-align: center;">DISCLAIMER STATEMENT</p> <p>Preparation and/or execution of this plan of correction does not constitute an admission or agreement by the provider of the truth of the facts alleged or conclusions set forth in the statement of deficiencies. The plan of correction is prepared and/or executed solely because it is required by the provisions of State Law. The plan of correction represents the facility's credible allegation of compliance.</p> <p>Regulation 105g- Lint /vent/duct work annual cleaning.</p> <p>11/20/2015 Interior Maintenance Company did complete annual duct cleaning at Lima Estates but neglected to do so in OakBridge Terrace. Interior Maintenance Company Inc. continues to be the contracted company entrusted to clean the dryer exhaust system of OakBridge Terrace on an annual basis. 2/03/16, Interior Maintenance Company was notified of the incomplete work. The contracted company did complete the work on 2/11/16. The Director of the Physical Plant will monitor the contracted services to ensure the ductwork is completed annually.</p>

Printed Name and Title of Legal Entity Representative (Required on all pages) M. Lee Ann Luterman Administrator	
Signature of Legal Entity Representative (Required on all pages) M. Lee Ann Luterman	Date 4/12/16
DEPARTMENT USE ONLY – HOMES MAY NOT WRITE BELOW THIS LINE!	
The above plan of correction is approved as of <u>5-25-16</u> (Date)	Plan of correction implementation status as of <u>5-25-16</u> : (Date)
The above plan of correction was approved by <u>SE</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