



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JUN 0 1 2016

Mr. Austin Virgo, President
Chestnut Manor, LLC
4926 Chestnut Street
Philadelphia, Pennsylvania 19139

RE: Chestnut Manor
License #: 101880

Dear Mr. Virgo:

As a result of the Department of Human Services' annual licensing inspection on April 15, 2016 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, appearing to read "Jay Bausch".

Jay Bausch
Deputy Secretary

Enclosure
License Inspection Summary

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

PCH Name: CHESTNUT MANOR		License Number: 101880
Address: 4926 CHESTNUT STREET, PHILADELPHIA, PA 19139		County: Philadelphia
Administrator: AUSTIN VIRGO		Region: SOUTHEAST
Legal Entity Name: CHESTNUT MANOR LLC		
Legal Entity Address: 4926 CHESTNUT STREET, PHILADELPHIA, PA 19139		
Certificate(s) of Occupancy HIA 05/06/2011 Philadelphia Dept L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 13	Waking Staff: 10
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal		
On-Site Inspections Dates and Department Representatives On-Site		
04/15/2016: Colon, Lissette		
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: 13 Number of Residents Served: 13 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	Number of Residents who: Receive Supplemental Security Income: 13 Are 60 Years of Age or Older: 9 Have Mental Illness: 13 Have an Intellectual Disability: 0 Have a Mobility Need: 0 Have a Physical Disability: 0	

Violation Report: 10188 - 04/15/2016 - Colon, Lissette
 PCH Name: CHESTNUT MANOR

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
 On 4/15/16 the home's current violation was not posted in a conspicuous and public place in 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.

The Current Violation is now Posted on our bulletin Board in a Conspicuous and Public Place

To Ensure Continued Compliance with this Regulation upon Receiving a violation Report the Administrator will immediately Post A Copy of the Report on the bulletin Board and also monthly check in make sure Report is still in place

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
AUSTIN VIGGS Administrator	5/16/16

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

The above plan of correction is approved as of	<u>5/17/16</u> Date	Plan of correction implementation status as of	<u>5/17/16</u> Date
The above plan of correction was approved by	<u>[Signature]</u> (Initials)	<input checked="" type="checkbox"/> Fully Implemented <input type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented	

Violation Report: 10188 - 04/15/2016 - Colon, Lissette
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.65(f) - Training topics for the annual training for direct care staff persons shall include the following:
 (1) Medication self-administration training.
 (2) Instruction on meeting the needs of the residents as described in the preadmission screening form, assessment tool, medical evaluation and support plan.
 (3) Care for residents with dementia and cognitive impairments.
 (4) Infection control and general principles of cleanliness and hygiene and areas associated with immobility, such as prevention of decubitus ulcers, incontinence, malnutrition and dehydration.
 (5) Personal care service needs of the resident.
 (6) Safe management techniques.
 (7) Care for residents with mental illness or mental retardation, or both, if the population is served in the home.

2a. DESCRIPTION OF VIOLATION
 The annual training provided to direct care staff person A in training year 2015, did not include the following topics permitted by the regulation;
 - Infection Control and general principles of cleanliness and hygiene.
 - Personal care service needs of the resident.
 - Safe management techniques.
 - Care for residents with mental illness.

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 Annual Training Provided To Direct Care Staff Person was misplaced and could not be located at the time of inspection. The Training Record since then as now been located and properly filed.

To ensure continued compliance with this regulation upon completion of all staff training the administrator will immediately file training in staff record folder.

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) *Austin Viano Administrator* Date *5/16/16*

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Violation Report: 10188 - 04/15/2016 - Colon, Lissette
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.101(r)(2) - Window coverings must be clean, in good repair, provide privacy and cover the entire window when drawn.

2a. DESCRIPTION OF VIOLATION
 The window coverings on the window inside the 3rd floor rear bedroom, was covered in a thick layer of dust and dirt.

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 window covering on the 3rd Floor rear bedroom window as now been replaced.

To ensure continued compliance with this regulation the Administrator will recheck behind cleaning staff person on a weekly basis

Repeat Violation: Yes	Date(s) of Previous Violation(s):	04/06/2015
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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
AUSTIN VIRGA Administrator	5/16/16

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Violation Report: 10188 - 04/15/2016 - Colon, Lissette
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600

2600.102(i) - A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

2a. DESCRIPTION OF VIOLATION

The 3rd floor public bathroom had one unlabeled bar of soap, in the shower area.

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 Tiny Piece of Remnant Soap that was on the bathroom Shower Floor was Remove and discarded during the Time of inspection

To Ensure Continued Compliance with this Regulation the Administrator will Recheck bathrooms behind Cleaning Staff on a weekly basis

Repeat Violation: Yes	Date(s) of Previous Violation(s):	04/06/2015		
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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) AUSTIN VIRGO Administrator Date 5/16/16

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Violation Report: 10188 - 04/15/2016 - Colon, Lissette
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

2a. DESCRIPTION OF VIOLATION
 On 4/15/16, there was a large-filled trash bag, blocking the 3rd floor exit.

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 Trash bag that was temporarily placed on the fire escape during cleaning was removed and discarded during inspection.

To ensure continued compliance with this regulation, the cleaning person has been instructed to take collected trash directly to the trash area.

Administrator will check behind staff weekly for compliance.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date
AUSTIN VIGOR / Administrator	5/16/16

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