



pennsylvania
DEPARTMENT OF HUMAN SERVICES

NOV 14 2016

Ms. Dawn M. Baker, RN/Administrator
Manor Personal Care, Inc.
6730 Tabor Avenue
Philadelphia, Pennsylvania 19111

RE: Tabor Manor
License #: 116980

Dear Ms. Baker:

As a result of the Department of Human Services' annual licensing inspection on August 31, 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 that reads 'J. Rowe'.

Jacqueline L. Rowe
Director

Enclosure
License Inspection Summary

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

PCH Name: TABOR MANOR		License Number: 11698
Address: 6730 TABOR AVENUE, PHILADELPHIA, PA 19111		County: Philadelphia
Administrator: Dawn Baker		Region: SOUTHEAST
Legal Entity Name: MANOR PERSONAL CARE INC		
Legal Entity Address: 6730 TABOR AVENUE, PHILADELPHIA, PA 19111		
Certificate(s) of Occupancy Other 05/10/1971 City of Philadelphia L & I		
Staffing Hours Resident Support: 0	Total Daily Staff: 49	Waking Staff: 37
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 08/03/2016 Kazimer, Lauren; Gray, Dean 8/3/16		
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: 51 Number of Residents Served: 49 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: 46 Are 60 Years of Age or Older: 28 Have Mental Illness: 49 Have an Intellectual Disability: 0 Have a Mobility Need: 0 Have a Physical Disability: 1	

Violation Report: 11698 - 08/03/2016 - Kazlmer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa. Code §2600
 2600.54(a) - Direct care staff persons shall have the following qualifications:
 (1) Be 18 years of age or older, except as permitted in § 2600.54(b).
 (2) Have a high school diploma, GED diploma, or active registry status on the Pennsylvania nurse aide registry.
 (3) Be free from a medical condition, including drug or alcohol addiction, that would limit direct care staff persons from providing necessary personal care services with reasonable skill and safety.

2a. DESCRIPTION OF VIOLATION
 On 8/31/16, the home did not have a record of direct care staff person A's high school diploma.

On 8/31/16, staff person A was consoled and informed of pending suspension, effective 9/14, until proof of diploma or school transcript is presented to administrator.
 Staff person A was suspended, pending proof of education documentation.
 On 9/19/16, all staff records were audited to ensure each record contains diploma, GED or nurse aide registry.
 Effective immediately, New applicants will be prohibited from starting, prior to submitting proof of required education.
 The homes supervisor will audit all employee records, at least Annually, with use of audit tool to ensure each record contains pertinent documents required by DHS to ensure compliance of 2600.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Dawn Baker RN-Adm</i>	Date <i>10/1/16</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <i>10/3/16</i> (Date) The above plan of correction was approved by <i>[Handwritten Initials]</i> (Initials)	Plan of correction implementation status as of <i>10/3/16</i> (Date) <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
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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 66 Pa.Code §2600
 2600.57(b) - Direct care staff persons shall be available to provide at least 1 hour per day of personal care services to each mobile resident.

2a. DESCRIPTION OF VIOLATION
 On 8/7/16 and 8/13/16, 49 direct care hours were required for the entire day. On these days, only 40 hours of direct care staffing were provided.

Immediately after the home's inspection, the schedule was reviewed and adjusted by the supervisor and the administrator to meet required daily staffing hours per resident. The supervisor and the administrator will review staffing hours weekly and ensure the home meets required daily staffing hours as per DHS regulation.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *D. Baker RW-Adm*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Dawn Baker RW-Adm</i>	Date <i>10/1/16</i>
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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR


1. REGULATION 55 Pa.Code §2600
 2600.57(d) - At least 75% of the personal care service hours specified in § 2600.57(b) and § 2600.57(c) shall be available during waking hours.

2a. DESCRIPTION OF VIOLATION
 On 8/7/16 and 8/13/16, a total of 36.75 hours of direct care was required. However, only 32 of the required hours were provided during waking hours.

Immediately after the home's inspection, the schedule was reviewed and adjusted by the supervisor and the administrator to meet required daily staffing hours per resident. The supervisor and the administrator will review staffing hours weekly and ensure the home meets required daily staffing hours as per DHS regulation.

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
Dawn Baker RN-Admin			10/1/16

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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

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
 Room #17's bathtub floor surface was worn through and had extensive areas of rust exposed.

The owner is aware of the needed repair to the bathroom in room #17. He has set up appointments with contractors to receive estimates. The first contractor was in the home on 10/1/16 and plans have been set to replace the tub in the bathroom. A start date has not been established. The owner was informed the repair will take approximately 3 weeks. The supervisor and administrator will monitor the progressive completion of this bathroom. The residents who reside in room #17, were informed to use the community bathroom for showering until tub is repaired. Staff will continue to report needed repairs via maintenance log. The owner will check the log weekly and discuss the intended repair plans with the administrator. The administrator will conduct weekly rounds in the home to ensure the home is in compliance with DHS regulations.

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

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Dawn Baker RN-ADM* Date *10/1/16*

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Violation Report: 11698 - 08/03/2016 - Kazlmer, Lauren
PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION

There was a wooden bench in the rear smoking area that was missing several wooden slats and had rusty rebar exposed.

The wooden bench located in the smoking area slat and rebar were repaired.
Direct care staff will check the benches in the smoking area dally to ensure they are in good repair.

All furniture and equipment noted in need of repair will be documented in the maintenance log and immediately reported to the supervisor and/or administrator. The supervisor and or administrator will notify the owner of needed repairs. The supervisor will conduct a monthly walk thru, documenting and reporting all needed repairs. The owner will check the maintenance log weekly and conduct weekly rounds in the home and schedule needed repairs, as noted. The administrator will monitor progress of needed repairs for completion to ensure compliance with DHS regulations.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page) *[Handwritten Signature]*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Don Baker RW-Adm* Date *10/1/16*

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(Date)

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

Violation Report: 11693 - 08/03/2016 - Kazlmer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
 2600.101(h) - A resident shall be able to access toilet, hand washing and bathing facilities without having to pass through another resident's bedroom.

2a. DESCRIPTION OF VIOLATION

The first floor hall bathroom and shower were out of order on 8/31/16. In order for the residents that use that bathroom to access toilet and bathing facilities, they must pass through the bedroom of other residents.

On 8/31/16, The community bathroom was under construction and is currently available for use by all residents. Staff have been in-serviced " Residents must only use the bathroom of the room they reside or the community bathroom, No exceptions." Direct care staff will continue to monitor residents to ensure they are only using the community bathroom or the bathroom in which they reside and redirect residents as needed. An incident report must be submitted to the supervisor for any resident who violates this rule.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Dawn Baker RN-Adm</i>	Date <i>10/1/16</i>
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Violation Report: 11698 - 08/03/2016 - Kozlmer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
 2600.101(j)(7) - Each resident shall have the following in the bedroom: An operable lamp or other source of lighting that can be turned on at bedside.

2a. DESCRIPTION OF VIOLATION
 The middle bed in room #5 does not have a source of light that can be turned on/off from bedside.

On the day of inspection, a bedside lamp was purchased and placed in room #5, as a light source for the the middle bed.

The owner checked all resident rooms to ensure all residents have a proper lighting.

Direct care staff will check rooms daily to ensure proper lighting is available for all residents and report the need for operable light in the physical site Maintenance book (

The owner will check the maintenance book weekly

The owner will perform a monthly walk thru in the home to ensure the home is in compliant with DHS 2600 regulations.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page) *Dawn Baker RW-Adm*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Dawn Baker RW-Adm* Date *10/17/16*

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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
 2600.101(r)(1) - There must be drapes, shades, curtains, blinds or shutters on the bedroom windows.

2a. DESCRIPTION OF VIOLATION
 Bedroom #17's windows do not have shades, blinds or curtains.

3. PLAN
 The Window shade in bedroom #17 has been replaced. The owner performed walking rounds in the home and checked all bedroom windows to ensure they are covered. Direct care staff will check all rooms daily and document any windows in need of covering. The owner will check the maintenance book weekly to ensure the home remains in compliance with DHS regulations.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Deanna Baker RN-Admin</i>	Date
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- Not Implemented

Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR 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
 There was no hand soap available at the sink in room #12's bathroom

On 8/31/2016, at the time of the annual inspection, the soap dispenser in room #12 was replaced and filled with soap. Direct care staff immediately checked all rooms to ensure that each room hand a soap dispenser with liquid soap. Direct care staff will monitor each room daily to ensure all dispensers are operable and filled with liquid soap, and report a need for replacement to administrator

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page) *[Signature]*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Dawn Baker RN - Adm* Date *10/1/16*

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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
 2600.163(a) - Staff persons, volunteers and residents involved in the storage, preparation, serving and distributing of food shall wash their hands with hot water and soap prior to working in the kitchen areas and after using the bathroom.

2a. DESCRIPTION OF VIOLATION

On 8/31/16, the bathroom located outside of the kitchen did not have an operable sink for staff to wash their hands prior to working in the kitchen or after using the bathroom.

The sink in the staff bathroom has been repaired and is operable for use for hand washing after each use of the restroom. All staff are responsible to report and document needed repairs of the home in the maintenance book, as noticed. The owner will check the maintenance log weekly and repair/hire staff to complete repairs. The owner and the administrator will conduct monthly rounds checking the home for needed repairs and repairs completion.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>John Baker RW-Adm</i>	Date <i>10/1/16</i>
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Violation Report: 11698 - 08/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600
 2600.190(c) - A record of the training shall be kept including the staff person trained, the date, source, name of trainer and documentation that the course was successfully completed.

2a. DESCRIPTION OF VIOLATION

The home's medication administration training record for staff persons B, C, and D does not include the supporting documentation for the MAR reviews and observations.

Due to trainer availability, Staff Mar reviews and observations are scheduled to be completed for all Med techs over the next 45 days. The RN/Administrator will continue to monitor Medication records, daily for proper documentation. All employee training records will be monitored quarterly by supervisor/administrator to ensure training requirements are up to date.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Don Baker RN-Adm</i>	Date <i>10/1/16</i>
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- Not Implemented

Violation Report: 11698 - 06/03/2016 - Kazimer, Lauren
 PCH Name: TABOR MANOR

1. REGULATION 55 Pa.Code §2600

2600.224(a) - A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

2a. DESCRIPTION OF VIOLATION

the pre-admission screening form for resident #1, admitted [redacted] 15, is not dated.

The completion date on the pre-admission screening was an oversight of the administrator. The supervisor will check all resident records for completion, 1 week after admission to the home. The administrator will perform quarterly audits of all resident records to ensure all paper work is in compliance with DHS regulations.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Dawn Baker RN-Adm</i>	Date <i>10/1/16</i>
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Violation Report: 11698 - 09/03/2016 - Kazimer, Lauren

PCH Name: TABOR MANOR

1. REGULATION 56 Pa.Code §2600

2600.227(d) - Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services.

2a. DESCRIPTION OF VIOLATION

The assessment for resident #1 indicates the resident has a need for assistance with managing finances. The resident's support plan documents the home will assist with their finances; however, the resident is independent with managing their own finances.

The RASP of resident #1 was updated to reflect the resident is independent with managing their finances. Upon completion of the initial and annual RASP, the supervisor and administrator will check the RASP for completion and accurate documentation.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

[Handwritten Signature]

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

Dawn Baker RN-Adm

Date

10/1/16

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