



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAILING DATE: July 21, 2017

Martin E. Steinberger
Manager
Abington Senior Care, LLC
1000 Legion Place, Suite 1600
Orlando, Florida 20004

RE: The Terrace at Chestnut Hill
495 East Abington Avenue
Philadelphia, Pennsylvania 19118
License # 141571

Dear Mr. Steinberger:

As a result of the Department of Human Services' licensing inspection on November 15, 2016 and November 16, 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,

Roslyn Brewer
Regional Licensing Supervisor

Enclosure
Licensing Inspection Summary

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

PCH Name: THE TERRACE AT CHESTNUT HILL		License Number: 14157
Address: 495 EAST ABINGTON AVENUE, PHILADELPHIA, PA 19118		County:
Administrator:		Region:
Legal Entity Name: ABINGTON SENIOR CARE LLC		
Legal Entity Address: 1000 LEGION PLACE SUITE 1600, ORLANDO, FL 32801		
Certificate(s) of Occupancy Other 09/17/1996 City of Phila L&I		
Staffing Hours Resident Support: Total Daily Staff: 90 Waking Staff: 74		
Type of Inspection: Partial BHA Docket Number: Notice: Announced		
Reason(s) for Inspection(s) Complaint, Incident		
On-Site Inspections Dates and Department Representatives On-Site 11/15/2016: Brewer, Roslyn 11/16/2016: Brewer, Roslyn		
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: 122 Number of Residents Served: 95 Secured Dementia Care Unit in Home: Yes Area: Secured Dementia Unit Capacity, if Applicable: 45 Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 4 Number of Hospice Residents in past year: 1	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 85 Have Mental Illness: 1 Have an Intellectual Disability: 60 Have a Mobility Need: 4 Have a Physical Disability: 4	

[Signature] 3-24-17

Violation Report: 14157 - 11/15/2016 - Brewer, Roslyn
PCH Name: THE TERRACE AT CHESTNUT HILL

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

According to staff interviews, the temperature in bedroom # [redacted] was very hot on 10/30/16 causing Resident #1 to sweat profusely ultimately being admitted to the hospital with a diagnosis of a heat stroke. The thermostat in the Evergreen Bridges SDCU unit of the home is not regulating the temperatures in resident rooms creating a hazardous condition for residents.

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.

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) *William Robert Executive Director* Date *3-24-17*

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

The above plan of correction is approved as of *3/30/17*
(Date)

The above plan of correction was approved by 
(Initials)

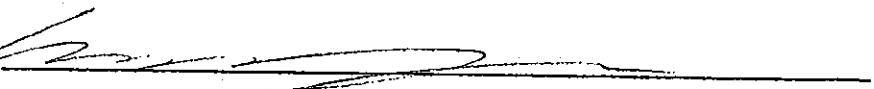
Plan of correction implementation status as of *3/30/17*
(Date)

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

The Terrace at Chestnut Hill
 495 E. Abington Ave.
 Philadelphia, PA 19118
 215-247-5307

Administrator: Bill Kofron
 Inspection Date: November 16, 2016
 Regional Licensing Supervisor: Roslyn Brewer

Regulation	Dates	Plan of Correction
<p>§2600.95</p> <p>Furniture and equipment must be in good repair, clean and free of hazards.</p>	<p>10/30/2016</p>	<p>Immediate: In response to the hot temperature in room # [REDACTED] the maintenance team assessed the remaining rooms on the 1st floor of the SDCU for any issues with dysregulation of heat. Service call was made for heating system. System was found to have difficulty with regulating the temperature, specifically in room # [REDACTED]. Regional Director submitted for installation of new heating system to correct issues with temperature regulation. Submission for work was approved and new system was installed in 02/2017. New system includes individual sensors in each resident room as well as increased ventilation.</p>
	<p>03/2017</p>	<p>Current: New heating system has improved regulation of temperature on the 1st floor of the SDCU. Remaining work includes technology functions that require IT access and configuration. The Maintenance Department is scheduling this work. Until installation is complete, we will not be using any space effected by this issue.</p>
	<p>03/2017 - Ongoing</p>	<p>Ongoing: The Maintenance Department will continue to monitor the temperature of the 1st floor of the SDCU to ensure that the heating system is regulation the temperature properly. Maintenance will schedule routine serving and repairs as needed.</p>

Administrator Signature: 

Date: 3-24-17

Violation Report: 14157 - 11/16/2016 - Brewer, Roslyn
PCH Name: THE TERRACE AT CHESTNUT HILL

1. REGULATION 55 Pa.Code §2600

2600.42(b) - A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

2a. DESCRIPTION OF VIOLATION

On 10/30/16 Resident # 1 was admitted to the hospital with a diagnosis of a heart stroke, according to the incident report. AT 7:30am, the resident was found wearing three hoodies, very hot to touch with their bedding and clothing wet. Resident #1's Assessment and Support Plan, dated 2/6/2016, indicates that staff will lay out and set up clothing to ensure task is completed. Resident #1 has a history of Sjoren's and Dementia. Staff is instructed to provide resident with water throughout the day in effort to prevent any occurrence of dehydration. The home neglected to follow resident Assessment and Support Plan watch may have resulted in the hospital admission.

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.

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)

William K. Burtin, D.D.A.

Date

3-24-17

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The above plan of correction is approved as of

3/30/17
(Date)

Plan of correction implementation status as of

3/30/17
(Date)

- Fully Implemented
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The above plan of correction was approved by

(Initials)

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 Philadelphia, PA 19118
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Administrator: Bill Kofron
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Regulation	Dates	Plan of Correction
<p>§2600.42b</p> <p>A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or discipline in any way.</p>	11/2016	<p>Immediate: Assignment sheets for the residents residing at the community were reviewed by the Resident Care Director to ensure that specific resident needs from the RASPs were reflected on the assignment sheets. Assignment sheets were updated as needed.</p>
	Beginning 02/2017	<p>Current: In the absence of a Resident Care Director, the Assistant Executive Director is maintaining the daily assignment sheets for the residents residing in the community. Any changes in resident conditions are being updated on the assignment sheets as needed. Changes to the assignment sheets are being reviewed as they occur in the daily stand-up meetings with the care team.</p>
	03/2017 - Ongoing	<p>Ongoing: The Assistant Executive Director and the Resident Care director will continue to review the daily assignment sheets, making updates as changes of condition occur and as RASPs are updated annually or with significant changes.</p>

Administrator Signature: 

Date: 3-24-17