



pennsylvania
DEPARTMENT OF HUMAN SERVICES

MAY 22 2017

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 March 9, 2017 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.

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services licensing inspection experience. To participate in the online provider survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Inspection.

The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential. The responses will be reviewed as part of an aggregate of provider inspection responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink that reads 'J. Rowe'.

Jacqueline L. Rowe
Director

Enclosure
License Inspection Summary

Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.85(a) - Sanitary conditions shall be maintained.

2a. DESCRIPTION OF VIOLATION

On 3/9/17, at 11:30 AM, the 3rd floor bathroom shower and sink was observed to be dirty and unsanitary. The shower floors and base was black with grime and dirt, possibly mold. Also the sink was black with grime and dirt. The bathroom floor was had dirt and grime on the floor.

The 2nd floor bathroom was not sanitary and smelled of urine.

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 home has now corrected the problem by having the bathrooms properly cleaned and sanitized. The staff has been instructed on how to properly clean and sanitize the restrooms. To ensure future compliance, management will inspect them on a daily basis for adequate cleaning.

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

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Heis in 11260* Date *4/11/17*

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

The above plan of correction is approved as of *4/20/17*
 (Date)

The above plan of correction was approved by *AB*
 (Initials)

Plan of correction implementation status as of *4/20/17*
 (Date)

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

Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT MANOR

1. REGULATION 65 Pa.Code §2600
 2600.85(e) - Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION
 There were 6 large trash bags in the backyard that were not in a covered trash can.

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.
 Management has now corrected the problem by placing bags inside trash receptacles. To ensure future compliance, morning staff has been assigned to check trash receptacles each morning once they have begun their shift

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) *MUSTON VIRGO* Date *4/11/17*

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

The above plan of correction is approved as of *4/22/17*
 (Date)

Plan of correction implementation status as of *4/22/17*
 (Date)

The above plan of correction was approved by *[Signature]*
 (Initials)

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

Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT 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

The ceiling in the shower on the 3rd floor was chipped, cracked and peeling. Also on the outside of the shower under the shower door the paint was chipped, cracked and peeling.

The 2nd floor bathroom walls were chipped, cracked and peeling.

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.

Management has corrected the problem. The areas in question has now been repainted in 2nd and 3rd floor bathrooms. To ensure future compliance management will inspect them weekly to identify potential maintenance issues.

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 VIRGO	4/11/17

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 (Initials)

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Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.103(e) - Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.

2a. DESCRIPTION OF VIOLATION
 The leftover meat in the refrigerator was not labeled or dated.

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 problem has been corrected by staff by labeling, dating and initialing the item in question. To ensure future compliance management has instructed staff on proper labeling requirements for refrigerated and frozen foods, management will monitor on a daily basis for compliance.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>AUSTIN VIRGO</i>	Date <i>4/17/17</i>
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Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT MANOR

1. REGULATION 55 Pa.Code §2600
 2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION
 On 3/9/17, at 11:30 AM, the temperature in the deep freezer was 20 degrees Fahrenheit.

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 home has corrected the problem by purchasing a new freezer. To ensure future compliance staff will check temperature readings at the start of the morning shift on a daily basis.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Austin Virgo</i>	Date <i>4/11/17</i>
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Violation Report: 10188 - 03/09/2017 - Freeman, Sabrina
 PCH Name: CHESTNUT MANOR

1. REGULATION 65 Pa.Code §2600

2600.187(a) - A medication record shall be kept to include the following for each resident for whom medications are administered:

- (1) Resident's name.
- (2) Drug allergies.
- (3) Name of medication.
- (4) Strength.
- (5) Dosage form.
- (6) Dose.
- (7) Route of administration.
- (8) Frequency of administration.
- (9) Administration times.
- (10) Duration of therapy, if applicable.
- (11) Special precautions, if applicable.
- (12) Diagnosis or purpose for the medication, including pro re nata (PRN).
- (13) Date and time of medication administration.
- (14) Name and initials of the staff person administering the medication.

2a. DESCRIPTION OF VIOLATION

The medication administration record for resident #1 does not include a sign off of the date and time of their morning medication, Divalproex SOD DR 5 or the name and initials of the staff person administering the medication.

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.

Management has corrected the problem by adding the missing sign off line to the medication administration record. To ensure future compliance, management will double check the MAR's sheet sent by the pharmacy for accuracy upon receipt of the document.

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

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