



pennsylvania
DEPARTMENT OF HUMAN SERVICES

SEP 22 2017

Mr. Timothy J. Murphy,
President/CEO
Elm Terrace Gardens
660 North Broad Street, 3rd & 4th FL.
Lansdale, Pennsylvania 19446

RE: Elm Terrace Gardens
License #: 127830

Dear Mr. Murphy:

As a result of the Department of Human Services' annual licensing inspection on April 18, 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 "Rowe".

Jacqueline L. Rowe
Director

Enclosure
License Inspection Summary

Violation Report: 12783 - 04/18/2017 - Thomas, Tahesia
 PCH Name: ELM TERRACE GARDENS

1. REGULATION 65 Pa.Code §2600
 2600.103(i) - Outdated or spoiled food or dented cans may not be used.

2a. DESCRIPTION OF VIOLATION

- Three chicken dinners, prepared by the home, and located in the main freezer were not dated or labeled.
- Two large cans of beans located on the storage shelf were dented.

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.

Elm Terrace Gardens subcontracts our dining services to a third party vendor.

An in-service was conducted by the Director of Dining Services on 6/15/17. See attached sign in sheets. This in-service re-educated and reminded staff members of the importance of following the outlined procedures for dating and labeling all open and/or prepared food items and the procedure for dented can goods.

The Dietary Supervisor each shift will be responsible for ensuring continued compliance by monitoring the refrigerators, freezers and stock rooms for opened, labeled and dated items. The Dietary Supervisor each shift will also be responsible for ensuring continued compliance of the dented can procedure by monitoring the can goods stock each shift to ensure there are no dented cans.

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) Timothy Murphy, President

Date 6/21/17

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

The above plan of correction is approved as of 6/24/17
 (Date)

Plan of correction implementation status as of 6/24/17
 (Date)

The above plan of correction was approved by 
 (Initials)

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

Violation Report: 12783 - 04/18/2017 - Thomas, Tahesia
 PCH Name: ELM TERRACE GARDENS

1. REGULATION 65 Pa.Code §2600
 2600.132(h) - Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

2a. DESCRIPTION OF VIOLATION
 One resident did not evacuate from the building during the fire drills held on 07/14/16 and 11/14/16.

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.

Resident evacuation to a fire safe area during fire drills is mandatory per Elm Terrace Gardens contract. On two separate occasions (7/14/16 and 11/14/16) two different residents refused to evacuate their apartments. On both occasions these residents were re-educated on the importance of evacuation during fire drills and emergencies. The danger they put themselves, the staff and first responders in by refusing to evacuate their apartments and the consequences of being issued a 30 day notice to terminate their contract on the next occurrence for non-compliance of a home rule and a violation of the terms of their contract. Both residents agreed to evacuate their apartments on any subsequent drills or emergencies. Both residents have evacuated their apartments to a fire safe area and have been compliant with all subsequent drills. All residents will be reminded of the importance of evacuation to a fire safe area during a drill or emergency at the next resident council meeting that is scheduled for 7/3/17.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Timothy Murphy*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Timothy Murphy, President

Date 6/21/17

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

The above plan of correction is approved as of 6/24/17
 (Date)

Plan of correction implementation status as of 6/24/17
 (Date)

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

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

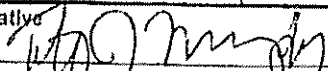
Violation Report: 12783 - 04/18/2017 - Thomas, Taliesia
 PCH Name: ELM TERRACE GARDENS

1. REGULATION 55 Pa.Code §2600
 2600.185(a) - The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

2a. DESCRIPTION OF VIOLATION
 Resident # 2's glucometer was not calibrated with the correct date.

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.
 Staff members will be reminded and re-educated on proper medication administration documentation and the importance of doing this task with accuracy and at the time that the medication administration or treatment takes place.
 Staff members must review the blood sugar reading from the glucometer with the most recent results recorded in the electronic medication administration record (EMAR) at shift change. This practice will uncover any documentation errors in a timely manner.
 The Personal Care Nurse Supervisor is responsible for ensuring continued compliance through periodic checks of the glucometer and documented readings in the electronic medication administration record.

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) Timothy Murphy, President	Date 6/21/17
---	--------------

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

The above plan of correction is approved as of 9/11/17
 (Date)

Plan of correction implementation status as of 9/11/17
 (Date)

The above plan of correction was approved by 
 (Initials)

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