



pennsylvania
DEPARTMENT OF HUMAN SERVICES

SEP 21 2017

Ms. Susan Weinstein,
Executive Director
DS Realty Ventures LLC
One Easy Living Drive
Hunker, Pennsylvania 15639

RE: Easy Living Country Estates
License #: 442630

Dear Ms. Weinstein:

As a result of the Department of Human Services' annual licensing inspection on June 13, 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,

Jacqueline L. Rowe
Director

Enclosure
License Inspection Summary

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

PCH Name: EASY LIVING COUNTRY ESTATES		License Number: 44263
Address: ONE EASY LIVING DRIVE, HUNKER, PA 15639		County: Westmoreland
Administrator: Connie Lillock	<i>CONNIE Lillock</i>	Region: WEST
Legal Entity Name: DS REALTY VENTURES LLC		RECEIVED
Legal Entity Address: ONE EASY LIVING DRIVE, HUNKER, PA 15639		
Certificate(s) of Occupancy C-1 01/10/2011 Hempfield Township		JUL 19 2017 WEST REGION FIELD OFFICE Human Services Licensing
Staffing Hours		
Resident Support: 0	Total Daily Staff: 55	Waking Staff: 41
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 08/13/2017: Summers, Vicky; Eveges, Joseph		
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: 60	Number of Residents who:	Number of Residents who:
Number of Residents Served: 38	Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 38
Secured Dementia Care Unit in Home: No	Have Mental Illness: 1	Have an Intellectual Disability: 0
Area:	Have a Mobility Need: 17	Have a Physical Disability: 1
Secured Dementia Unit Capacity, if Applicable:		
Number of Residents Served in Secured Dementia Care Unit, if applicable:		
Number of Current Hospice Residents: 8		
Number of Hospice Residents in past year: 12		

7-19-17 Connie D. Lillock, PCHA @ ELCE CONNIE D. Lillock, PCHA @ ELCE

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Violation Report: 44263 - 06/13/2017 - Summers, Vicky		WEST REGION FIELD OFFICE	
PCH Name: EASY LIVING COUNTRY ESTATES		Human Services Licensing	
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 At approximately 9:15 a.m., the 2nd floor north stairwell exit door was obstructed by a blue lounge chair.			
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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.</i>			
<p>The blue arm/lounge chair obstructing the second floor north stairwell exit door was immediately moved to the hall corner to the left of the exit door in it's proper location.</p> <p>All ELCE staff were required to complete educational in-service on the importance and safety of following Regulation 55Pa.Code 2600.121 (a) so that all stairways, hallways, doorways, passageways and egress routes from rooms and from the building are always unlocked and unobstructed.</p> <p>A copy of the in-service and staff signatures follows.</p> <p>Also, to prevent a similar violation from occurring again, the ELCE administrator and resident care coordinator will monitor daily (indefinitely) that all exit doors, stairways, hallways, doorways, passageways and egress routes are unlocked and unobstructed at all times.</p>			
Repeat Violation: No	Date(s) of Previous Violation(s):		
Signature of Legal Entity Representative (Required on EVERY Page) <i>Connie D. Lilliock, RCHA @ ELCE</i>			
Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>CONNIE D. LILLIOCK, RCHA</i>			Date <i>7-19-17</i>
DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!			
The above plan of correction is approved as of <u>7/27/17</u> (Date)		Plan of correction implementation status as of <u>7/27/17</u> (Date)	
The above plan of correction was approved by <u><i>[Signature]</i></u> (Initials)		<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <i>[initials]</i> <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented	

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Violation Report: 44263 - 06/13/2017 - Summers, Vicky		WEST REGION FIELD OFFICE	
PCH Name: EASY LIVING COUNTRY ESTATES		Human Services Licensing	
1. REGULATION 55 Pa.Code §2600 2600.132(c) - A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.			
2a. DESCRIPTION OF VIOLATION The fire drill record for the fire drill conducted on 7/19/16 at 8:15 a.m. does not indicate the length of time of the evacuation.			
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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.</i>			
<p>The fire drill record for the fire drill conducted on 7/19/16 at 8:15 a.m. was corrected by indicating the length of time as less than five minutes until all residents were safely evacuated by the Independent Living Exit (the 7/19/16 fire drill did not exceed designated evacuation time(s). The exact time is unknown a year later, however it is known that it was less than the required five minutes to a fire safe area (and/or less than a total building evacuation time of within ten minutes) as designated by [REDACTED] Fire Inspections Supervisor for the Code Enforcement Agency, in the May 2016 Fire Safety Inspection and Fire Drill letter and the "Fire Evacuation Time/Fire Safe Area Designation form.</p> <p>The ELCE administrator documents the written monthly fire drill record and all the components as designated in Regulation 55Pa.Code 2600.132c.</p> <p>The ELCE administrator will review and triple check that each monthly fire drill record accurately records the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.</p>			
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>CONNIE D. LILLIOCK, PCHA</i>		Date <i>7-19-17</i>	
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Violation Report: 44263 - 08/13/2017 - Summers, Vicky
PCH Name: EASY LIVING COUNTRY ESTATES WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.183(b) - Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room.

2a. DESCRIPTION OF VIOLATION
At approximately 10:40 a.m., there was an unlocked, unattended and accessible tube of Sensi-care protective barrier with 15% Zinc Oxide in the left bottom drawer of the 2nd floor lounge kitchenette.

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 tube of Sensi-care protective barrier ointment (with 15% Zinc Oxide) was immediately removed from the left bottom drawer of the second floor lounge kitchenette and locked in the appropriate section of the second floor medication cart by Darlene Harr, Resident Care Coordinator/Medication Aide.

All Easy Living Country Estates medication aides were required to complete a review education in-service (ELCE Policy & Procedure for Storing Medications) on the importance of safely storing all prescription, OTC, CAM and syringes in a locked area or container (specifically ELCE medication carts) to prevent a similar violation from occurring again.

The ELCE administrator and resident care coordinator will routinely/daily (indefinitely) monitor the second floor lounge kitchenette, to verify compliance by all medication aides.

and all areas of the home
The educational in-service and the appropriate signature documentation of all ELCE medication aides as of 6-13-17 follows.

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

Signature of Legal Entity Representative (Required on EVERY Page) *Connie D. Lilloek, PCHA @ ELCE*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *CONNIE D. LILLOEK, PCHA* Date *7-19-17*

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 Fully Implemented
 Partially Implemented - Adequate Progress *[Signature]*
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Violation Report: 44263 - 08/13/2017 - Summers, Vicky		WEST REGION FIELD OFFICE	
PCH Name: EASY LIVING COUNTRY ESTATES		Human Services Licensing	
1. REGULATION 55 Pa.Code §2600 2600.225(a) - A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.			
2a. DESCRIPTION OF VIOLATION Resident #1 was admitted to the home on [redacted] 17; however, the resident's assessment is undated so it is unable to be determined when it was completed. Also, the resident's dental, dietary and sensory needs are not indicated. These sections are blank.			
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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.</i>			
Resident # 1 was admitted to ELCE on [redacted] 17 from [redacted] located in [redacted] PA.			
The assessment portion of the RASP for resident #1 was due for completion by [redacted] 17 (within 15 days of admission to ELCE). The resident assessment (and support plan) portion was a work in progress from [redacted] 17 and moving forward.			
Resident #1 RASP (Assessment including the resident's dental, dietary and sensory needs and the Support Plan) was completed on 6-14-17. A copy of Resident #1 RASP follows.			
The administrator or designee will complete all initial written resident assessments within 15 days of admission documented on the Department's (BHSL-Department of Human Services) assessment form.			
The ELCE administrator will note in a log the due date for the initial assessment (within 15 days of admission to ELCE) and the due date for the support plan (within 30 days of admission) for all new residents.			
The DME, assessment and support plan due dates for all residents will be kept in the same log for constant review to maintain compliance with Regulation 2600.225(a) and prevent a similar violation from occurring again.			
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