



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: December 21, 2017

Mr. Thomas A. Scanga
Administrator/Owner
Pine View Personal Care Facility, Inc.
PO Box 150
Vandergrift, Pennsylvania 15690

RE: Pine View Personal Care Facility
1113 Pine View Lane
Vandergrift, Pennsylvania 15690
Certificate #: 426690

Dear Mr. Scanga:

As a result of the Department of Human Services' licensing inspection on September 26, 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Kimberland".

Jon Kimberland
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen
PCH Name: PINE VIEW PERSONAL CARE FACILITY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.42(s) - A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

2a. DESCRIPTION OF VIOLATION

On 9/26/17 at 9:05 a.m., an agent of the Department observed the door to resident #1's bedroom propped open by a door stop. Resident #1's bed was clearly visible from the hallway. Direct care staff persons A and B were providing direct care services to resident #1 who was unclothed from the waist down with the resident's shirt up affording the resident no privacy while personal care services were being provided.

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 administrator met personally with staff persons A and B - discussed and reminded them of their training and the importance of ALL resident rights. They were well aware of the privacy right. Both staff members assured admin. that this would not happen again. In addition all staff were reminded of the privacy right. We normally do a staff meeting in Dec to cover regulations - we did this early one on one in November to go over privacy as well as all residents rights with not only staff A & B - but all staff. Moving forward we as administrators will continue to monitor & educate staff on the importance of privacy.

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) Thomas Scanga owner/admin

Date 11-20-17

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

The above plan of correction is approved as of 12-11-17
(Date)

Plan of correction implementation status as of 12-11-17
(Date)

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

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

Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen
 PCH Name: PINE VIEW PERSONAL CARE FACILITY

NOV 22 2017

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

WEST REGION FIELD OFFICE
 Human Services Licensing

2a. DESCRIPTION OF VIOLATION

There was a layer of dust on the underneath of the industrial hood vent above the stove in the basement kitchen. The interior side of the hood has a layer of dust along the sides of the hood with the heaviest accumulation in the back corners on the left and right side that measured approximately 1/4" layer of dust. There are cobwebs visible across several of the slats on the left side towards the rear of the vent.

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 administrator met with the maintenance man discussed this issue. He has cleaned entire hood & vent. Moving forward there is a sign off sheet attached to the hood that he must date & sign that shows he cleans it monthly.

Immediately: The administrator or designated staff person shall monitor the home weekly to ensure sanitary conditions are maintained. 12-11-17

Repeat Violation: No	Date(s) of Previous Violation(s):			
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 (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Thomas Scargari, owner/advise Date 11/20/17

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Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen

PCH Name: PINE VIEW PERSONAL CARE FACILITY

WEST REGION FIELD OFFICE
Human Services Licensing

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

There was a section of drywall measuring approximately 34" x 24" missing from the wall on the stairway landing from the second floor to the attic area. The wood framing of the interior side of the wall had water stains and some blackish substance in areas, which appeared to be mold.

There were rusty colored water marks, measuring approximately 3' by 3', running down the forward facing wall at the landing of the first floor stair case leading to the basement.

The basement in the original section of the home had a very strong musty and moldy odor. The walls are deteriorating, showing signs of corrosion. The left and right side of the large opening to the new section have pieces of the concrete missing from the wall. The width of the walls at the door way and the walls connected to the left and right side have signs of corrosion and there is a blackish substance which appears to be mold, seeping through the paint from the floor up that measure approximately 33" high.

The ceiling in the original section of the basement has a thin plaster board over furring strips. The entire ceiling has pieces of the plaster board that have broken off exposing the furring strips. Some of the furring strips are broken have signs of water damage.

The ceiling in the dining area is constructed of wood. There are multiple sections of wood which are warped and bowed from extensive water damage.

The drywall under the windows in the dining area is water damaged with the paint bubbling.

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.

We had the drywall removed because going up to the attic the door is always locked - so home would have access - this was done (1) to expose the issue to have it checked (2) to ventilate the area. I am enclosing a report from the mold company - a paid bill copy - although the mold was found not to be dangerous they are scheduled Jan. 3 to clean all effected questioned areas by the inspector - including upstairs & downstairs. In the spring the admin/owner is having a cement specialist come & redo the cement on the walls - it will then be repainted. We just put a \$25,000 deposit down and signed a contract with a roofer to replace entire outside roof - this will be a \$55,000 - 60,000 job when finished. Once that is completed - we will forward pictures to please flip over ->

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): Thomas Scanga, owner/admin Date: 11-20-17

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Show new roof. Once that is done and no more leaking any interior ceilings will be repaired. Pictures can also be forwarded to you.

Immediately: The administrator or designated staff person shall check all areas of the home at least weekly to ensure floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards. Hazardous conditions will be corrected immediately. 12-11-17

12-11-17

Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen
PCH Name: PINE VIEW PERSONAL CARE FACILITY

NOV 22 2017

1. REGULATION 55 Pa.Code §2600

2600.92 - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

EAST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

The bedroom that resident # [redacted] occupied at the top of the steps on the left of the second floor does not stay up when opened, it appears the sash is broken.

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.

This window is included in the contractors contract to be replaced with the new roof - we will send pictures once installed.

Immediately: The administrator or designated staff person shall check the home monthly to ensure all windows, including windows in doors, are in good repair. *12-11-17*

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Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Thomas Spanga owner admin.* Date *11-20-17*

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Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen
PCH Name: PINE VIEW PERSONAL CARE FACILITY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.100(a) - The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

There slate roof of the home is damaged and leaks causing water damage to the interior of the home.

There is a piece of aluminum siding missing from the rear of the structure at the top of the second floor.

The gutters are falling off on the left and right side of the home by the stone chimney in the back of the home.

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.

A contract and a \$25,000.00 deposit has been signed. supplies are being ordered the entire roof is being replaced - including gutters soffit & fascia. Siding will also be replaced. Again pictures of completed job can be sent if you like - once all work is done

Immediately: The administrator or designated staff person shall monitor the exterior of the building and grounds at least monthly to ensure they are in good repair and free of hazards. 12-11-17

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Violation Report: 42669 - 09/26/2017 - Georgoulis, Karen
 PCH Name: PINE VIEW PERSONAL CARE FACILITY

WEST REGION FIELD OFFICE
 Human Services Licensing

1. REGULATION 55 Pa.Code §2600
 2600.101(o) - The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

2a. DESCRIPTION OF VIOLATION

There are four rust colored water stains on a 2'x 2' ceiling tile in resident #3's bedroom by the wall facing the large addition.

There were approximately 10 black/brownish colored spots on the ceiling above the window and one over the bed in the second floor bedroom on the left which appear to be mold.

The interior of the closet measures 51" wide, approximately 80" high and approximately 36" deep. There was significant water damage on interior of the closet. The closet was missing the right side drywall. The wood behind the drywall appeared to be wet or had water damage, there was a black substance over the inside of the drywall and wood which appeared to be mold. The other walls inside the closet showed signs of water damage and had a black substance on the walls which appeared to be mold.

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 water stains will be cleaned in both resident rooms once all roofing is replaced. It has be cleaned since inspection once. The possible mold has been tested & will be removed Jan 3, 2018

The bedroom in question has been kept empty (was empty at time of inspection) with no plans to rent until roof is complete - once that is done - maintenance will go in repair closet - the mold expert will also clean all areas

Immediately: The administrator or designated staff person shall check all resident bedrooms at least weekly to ensure floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards. Hazardous conditions will be corrected immediately. 12-11-17

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