



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: December 6, 2017

Ms. Delisa LongDon
Executive Director
Lowrie AID OPCO, LLC
100 Sterling Village Drive
Butler, Pennsylvania 16001

RE: Lowrie Place
Certificate #: 444960

Dear Ms. LongDon:

As a result of the Department of Human Services' licensing inspection on October 3, 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 cursive script that reads "Brent Sutherland".

Brent Sutherland
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

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

Page 1 of 4

PCH Name: Lowrie Place		License Number: 44496
Address: 100 Sterling Village Drive, Butler, PA 16001		County: Butler
Administrator: Delisa Longdon		Region: WEST
Legal Entity Name: Lowrie Aid OPCO LLC		RECEIVED
Legal Entity Address: 100 Sterling Village Drive, Butler, PA 16001		NOV 07 2017
Certificate(s) of Occupancy C-2 LP 10/07/1997 Labor & Industry		WEST REGION FIELD OFFICE Human Services Licensing
Staffing Hours Resident Support: N/A		Total Daily Staff: 51 Waking Staff: 38
Type of Inspection: Partial		BHA Docket Number: Notice: Unannounced
Reason(s) for Inspection(s) Complaint		
On-Site Inspections Dates and Department Representatives On-Site 10/03/2017: Garvey, Jody; Barone, Barbara		
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: 48 Number of Residents Served: 40 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 4 Number of Hospice Residents in past year: 10	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 40 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 11 Have a Physical Disability: 0	

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Violation Report: 44496 - 10/03/2017 - Garvey, Jody
PCH Name: Lowrie Place

NOV 07 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

Resident # [redacted] bedroom #103 had a very strong smell of cat 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.

See page 2A

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Delisa Langdon

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page)

Delisa Langdon CSM, LSW

Date

11-16-17

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

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

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

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

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

POC For regulation 85 a

Resident # [REDACTED] Bedroom 103 had a very strong smell of cat Urine.

- Cat litter box immediately cleaned, carpet cleaned, odor eliminated.
- Two other current residents have pets. They have signed the pet agreement and have methods in place to keep their apartment clean and odor free. Those apartments checked immediately to assure no odors.
- Resident # [REDACTED] family has a caregiver coming in two days a week to clean the litter box. Lowrie place house keeper cleans the litter box on Mondays and as needed. The family is in the process of having the cat adopted. (See attachment A) pet agreement.
- Executive Director or Designee to walk the Community 7 days a week for the next 4 weeks to monitor for odors focusing on rooms where residents have pets. Please see (attachment b)

Debi Layton CSM, UN
11-16-17

BB 11/17/17

RECEIVED

Violation Report: 44496 - 10/03/2017 - Garvey, Jody
PCH Name: Lowrie Place

NOV 07 2017

1. REGULATION 55 Pa.Code §2600
2600.102(h) - Toilet paper shall be provided for every toilet.

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION
According to multiple resident and staff interviews, the home does not provide toilet paper. Residents are required to provide their own toilet paper or have family members provide it.

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 page 3A

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

Signature of Legal Entity Representative
(Required on EVERY Page) *Debra Langdon*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Debra Langdon CSM, LPN* Date *11-16-17*

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

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

The above plan of correction was approved by BB
(Initials)

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

POC For regulation 102(h)

According to Multiple Residents and Staff the home does not provide Toilet paper.

- On 10/03/17 ED/ House keeper checked each resident room to ensure each current resident had toilet paper. Toilet paper immediately provided for any resident who did not have it.
- Current resident and or families will be contacted by Concierge to check if they prefer to provide their own Toilet paper this will be completed by 11/30/17.
- Community will provide toilet paper to any resident who does not prefer to bring their own.
- House keeper to check every resident room twice weekly to ensure resident has adequate supply of Toilet paper. See attachment ©

Debra Kayser CSM, WSN
11-14-17

RECEIVED

NOV 07 2017

Violation Report: 44496 - 10/03/2017 - Garvey, Jody
PCH Name: Lowrie Place

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.102(i) - A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

2a. DESCRIPTION OF VIOLATION

The soap dispenser in the bathroom of room #106 did not have any soap in it.

There was an unlabeled, used bar of soap in the shower of Resident # [redacted] and Resident # [redacted] shared bathroom.

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 page 4A

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Debra Longton

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page)

Debra Longton CSM, PAW

Date

11-16-17

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(Date)

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

The above plan of correction was approved by BB
(Initials)

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

POC For regulation 102(I)

The soap dispenser in the bathroom of room 106 did not have any soap in it.

- House keeper immediately refilled soap dispenser in room 106. Bar of soap removed from shared apartment of resident # [REDACTED] and # [REDACTED]
- House keeper checked current shared apartments to ensure Dispenser of soap within reach of each Bathroom sink and no bar soap is in shared rooms.
- Bar Soap was replaced with liquid soap in room 106 and was labeled to indicate who it belongs to.
- House keeper to check 3 days a week to ensure there is soap within reach of each current resident bathroom sink.(See attachment D)

Debra Lyne CSM, RN
11-16-17

BB 11/17/17