



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JUN 18 2018

Ms. Linda Mueller
Owner / Administrator
R. Lynn and Linda Muller
208 River Forest Drive
Freeport, Pennsylvania 16229

RE: Colonial Gardens Guest House
121 Steppland Road
Butler, Pennsylvania 16002
Certificate #: 445700

Dear Ms. Mueller:

As a result of the Department's Bureau of Human Services Licensing annual inspection on October 6, 2017 and October 19, 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: COLONIAL GARDENS GUEST HOUSE		License Number: 44570
Address: 121 STEPPLAND ROAD, BUTLER, PA 16002		County: Butler
Administrator: Kim Leroy		Region: WEST
Legal Entity Name: R LYNN AND LINDA MUELLER		
Legal Entity Address: 208 RIVER FOREST DRIVE, FREEPORT, PA 16229		
Certificate(s) of Occupancy C-2 LP 12/18/1985 PA L&I		RECEIVED MAY 11 2018 WEST REGION FIELD OFFICE Human Services Licensing
Staffing Hours		
Resident Support: 0	Total Daily Staff: 29	Waking Staff: 22
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal, Complaint		
On-Site Inspections Dates and Department Representatives On-Site 10/06/2017: Georgoulis, Karen; Park, Beth 10/19/2017: Georgoulis, Karen; Park, Beth		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers: N/A		Random Indicators: N/A
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 40 Number of Residents Served: 29 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: 0 Number of Hospice Residents in past year: 0	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 15 Have Mental Illness: 29 Have an Intellectual Disability: 0 Have a Mobility Need: 0 Have a Physical Disability: 1	

Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.18 - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

2a. DESCRIPTION OF VIOLATION

According to the Care Facility Carbon Monoxide Alarms Standards Act of June 23, 2016, an approved carbon monoxide alarm shall be installed in close proximity of, but not less than 15 feet from, any fossil fuel-burning device or appliance. The home has not installed a carbon monoxide alarm in close proximity to the natural gas stove/oven located in the kitchen or the natural gas clothes dryer in the basement.

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.

Two carbon monoxide alarms were installed on 10/7/17 one near the kitchen and one near the dryers in the basement.

Immediately: The administrator or designated staff person shall review the Care Facility Carbon Monoxide Alarms Standards Act to ensure all carbon monoxide detectors and alarms are properly placed. *5-14-18*

Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative
(Required on EVERY Page) *Kim M. Leroy*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kim M. Leroy adm.* Date *5-8-18*

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

The above plan of correction is approved as of *5-14-18*
(Date)

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

Plan of correction implementation status as of *5-14-18*
(Date)

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

Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.20(b)(8) - The home shall give the resident and the resident's designated person, an itemized account of financial transactions made on the resident's behalf on a quarterly basis.

2a. DESCRIPTION OF VIOLATION

The home provided financial management services for resident #1. The most recent itemized account of financial transactions made on the resident's behalf on a quarterly basis that the home could provide was from 2014.

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 financial records for discharged residents were kept off premises. They are now stored on premises. All payees were notified that they were to be given a quarterly itemized spending accounting. A letter/email from the payees who stated they do not require the quarterly itemized spending accounting was placed in the individual resident records.

For those payees who want the accounting, the accounting will be mailed quarterly and a copy put into the resident's record.

Immediately: The home shall give the resident and the resident's designated person, an itemized account of financial transactions made on the resident's behalf on a quarterly basis. 5.14.18 ✓

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
(Required on EVERY Page) *Kim M. Leroy adm.*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kim M. Leroy* Date *5.8.18*

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(Initials)

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Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

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 10/6/17, the window covering in the common bathroom by resident room #12 did not cover the entire window to provide privacy. The window measured 25" by 35". The window covering did not cove approximately 9" of the window at the bottom.

On 10/6/17, the window covering in resident bedroom #4 12 did not cover the entire window to provide privacy. The window covering did not cove approximately 6" of the window at the bottom.

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 window coverings (valances) in both bathrooms were removed immediately during the inspection and a full length curtains were put in their place. The windows were also covered (10/8/2017) with an opaque sheeting that allows light into the window but provides extra privacy.

Immediately: The administrator or designated staff person shall check the home monthly, including bedrooms and bathrooms, to ensure resident privacy is maintained. *5-14-18*

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

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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Kim M. Leroy* Date *5-8-18*

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Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

MAY 11 2018

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.57(b) - Direct care staff persons shall be available to provide at least 1 hour per day of personal care services to each mobile resident.

2a. DESCRIPTION OF VIOLATION

On 9/23/17, there were 26 residents residing in the home, including no residents with mobility needs, requiring a total minimum of 26 direct care staffing hours. On this day, only 24 hours of direct care staffing hours were 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 administrative staff will ensure that the staffing schedule has a full complement of staff scheduled to meet the 1 hour per day per resident for each mobile resident. The administrative staff will also count the direct care hours that they, the administrative staff, perform.

Immediately: The administrator or designated staff person shall develop and implement a schedule that includes the availability of providing at least one hour per day of personal care services for each mobile resident and two hours per day of personal care services for each resident who has mobility needs. At least 75% of the required personal care service hours will be available during waking hours and additional personal care service staffing hours will be scheduled to meet the needs of the residents as specified in the resident's assessments, support plans and as needed to safely evacuate the residents in the event of an emergency. *5-14-18*

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Kim M. Leroy adm.

Printed Name and Title of Legal Entity Representative
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Kim M. Leroy

Date *5.8.18*

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X
(Initials)

Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
 PCH Name: COLONIAL GARDENS GUEST HOUSE

MAY 11 2018

1. REGULATION 55 Pa.Code §2600
 2600.57(d) - At least 75% of the personal care service hours specified in § 2600.57(b) and § 2600.57(c) shall be available during waking hours.

WEST REGION FIELD OFFICE
 Human Services Licensing

2a. DESCRIPTION OF VIOLATION
 The home is required to provide a minimum of 1 hour of personal care services during waking hours for each mobile resident and 2 hours of personal care services during waking hours for each resident with mobility needs. At least 75% of those hours shall be available during waking hours. On 9/23/17, there were 26 residents residing in the home, including no residents with mobility needs, requiring a total minimum of 19.5 direct care staffing hours during waking hours. On this day, only 216 hours of direct care staffing hours were provided during waking hours.

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 administrative staff will ensure that 75% of direct care staff hours shall be provided on waking hours. The administrative staff will also count the direct care hours that they, the administrative staff, perform.

Immediately: The administrator or designated staff person shall develop and implement a schedule that includes the availability of providing at least one hour per day of personal care services for each mobile resident and two hours per day of personal care services for each resident who has mobility needs. At least 75% of the required personal care service hours will be available during waking hours and additional personal care service staffing hours will be scheduled to meet the needs of the residents as specified in the resident's assessments, support plans and as needed to safely evacuate the residents in the event of an emergency. 5-14-18 ✓

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Kim M. Leroy* Date *5-8-18*

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Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.65(f) - Training topics for the annual training for direct care staff persons shall include the following:

- (1) Medication self-administration training.
- (2) Instruction on meeting the needs of the residents as described in the preadmission screening form, assessment tool, medical evaluation and support plan.
- (3) Care for residents with dementia and cognitive impairments.
- (4) Infection control and general principles of cleanliness and hygiene and areas associated with immobility, such as prevention of decubitus ulcers, incontinence, malnutrition and dehydration.
- (5) Personal care service needs of the resident.
- (6) Safe management techniques.
- (7) Care for residents with mental illness or mental retardation, or both, if the population is served in the home.

2a. DESCRIPTION OF VIOLATION

Direct care staff person A did not receive training in medication self-administration during the 2016 training year.

Direct care staff person B did not receive training in medication self-administration during the 2016 training year.

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.

All staff will be trained in self-administration of medications; however it is Colonial Gardens Guest House policy that NO residents are to self-administer medications.

Direct care staff person A will receive training on medication self-administration training before 5/19/18. *5-14-18*

Direct care staff person B no longer works in the home. *5-14-18*

Immediately: The administrator or designated staff person shall review all staff current training and records to ensure all direct care staff has received the required training on all topics in accordance with regulation 2600.65(f) during the 2017 training year. *5-14-18*

Repeat Violation: No

Date(s) of Previous Violation(s):

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Kim M. Leroy adm.

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

Kim M Leroy

Date *5.8.18*

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(Date)

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Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen

PCH Name: COLONIAL GARDENS GUEST HOUSE

WEST REGION FIELD OFFICE
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

On 10/6/17, the exit door leading from resident #2's room to the outside is obstructed by an Oxygen concentrator.

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 oxygen concentrator was removed from obstructing the egress to the outside immediately during the inspection. The staff upon making rounds will ensure that this doesn't happen. The resident will be instructed not to move the concentrator from the area that the staff placed it.

Immediately: The administrator or designated staff person shall conduct a weekly check of the home to ensure all stairways, hallways, doorways, passageways and egress routes from rooms and from the building are unlocked and unobstructed. Any malfunctioning locks will be immediately repaired. 5-14-18

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kim M. Leroy* Date *5-8-18*

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(Date)

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

Plan of correction implementation status as of 5-16-18
(Date)

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

Violation Report: 44570 - 10/06/2017 - Georgoulis, Karen
PCH Name: COLONIAL GARDENS GUEST HOUSE

MAY 11 2018

WEST REGION FIELD OFFICE
Human Services Licensing

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 #3's glucometer was not calibrated to the correct time. On 10/19/17 at 9:40 a.m., the glucometer indicated the time as 7:29 a.m.
Resident #4's glucometer was not calibrated to the correct time. On 10/19/17 at 10:53 a.m., the glucometer indicated the time as 5:00 a.m.

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 receive all glucometers from the VA pharmacy, who calibrate them prior to our receiving them. (We have all veterans in our home.) The two glucometers in question were returned to the VA and new ones were obtained (10/21). The glucometers will be checked by the nursing staff when they restock the glucometer kits and if any are found to be not calibrated properly they will be returned to the VA for recalibration or replacement.

Immediately: A designated staff person shall audit all resident glucometers weekly to ensure all glucometers are calibrated to the correct date and time. *S.14.18*

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Kim M. Leroy

adm.

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

Kim M. Leroy

Date

5-8-18

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5-14-18
(Date)

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5-14-18
(Date)

- Fully Implemented
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- Not Implemented

The above plan of correction was approved by

[Signature]
(Initials)