



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to WASHINGTON MANOR PERSONAL CARE HOME LLC
LEGAL ENTITY

To operate WASHINGTON MANOR PERSONAL CARE HOME LLC
NAME OF FACILITY OR AGENCY

Located at PO BOX 1935, 320 SOUTH WASHINGTON STREET, BUTLER, PA 16003
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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To provide Personal Care Homes
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 25
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from November 27, 2018 until November 27, 2019,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **448630**

Robert E. Robinson
ISSUING OFFICER

Carolyn K. Ellison
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



pennsylvania
DEPARTMENT OF HUMAN SERVICES

NOV 27 2018

Mr. John D. Dougherty, Administrator
Ms. Kathleen Dougherty, Administrator
Washington Manor Personal Care Home, LLC
320 South Washington Street
Butler, Pennsylvania 16003

RE: Washington Manor
Personal Care Home, LLC
License #:448630

Dear Mr. and Ms. Dougherty:

As a result of the Department's Bureau of Human Services Licensing annual inspection on July 2, 2018 and July 3, 2018, 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.

A regular license is being issued based on the enclosed License Inspection Summary. Your license is enclosed.

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

Enclosures
License
License Inspection Summary

Violation Report: 44863 - 07/02/2018 - Evages, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

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 7/2/18, agents of the Department observed direct care staff person A washing the home's dishes in the sink located in bedroom #1, adjacent to the kitchen.

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 attached

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NOV 12 2018

WEST REGION FIELD OFFICE
Human Services Licensing

See page 2a of 7

Repeat Violation: Yes Date(s) of Previous Violation(s): 07/24/2017

Signature of Legal Entity Representative (Required on EVERY Page) *John D. Dougherty*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *John D. Dougherty* Date *11-01-18*

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

The above plan of correction is approved as of 11/14/18
(Date)

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

Plan of correction implementation status as of 11/14/18
(Date)

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

2A

2600.42 (s)

The care home staff all were informed (signed policy notice attached) that they were not to be washing any dishes in the apartment off of the kitchen but instead to use the dishwasher, the sink next to the dishwasher or the laundry sink to wash dishes only. The administrator in addition installed a new larger sink to wash dishes in for staff in July 2018. The signed policy notice by staff and pictures of the new installed sink were sent to both inspectors in July 2018 shortly after the inspection date. The administrator and manager are monitoring that staff is washing dishes in the designated areas daily to avoid future violations. Staff has complied perfectly with this policy since July 2018.


John Dougherty-Administrator

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WEST REGION FIELD OFFICE
Human Services Licensing

Violation Report: 44863 - 07/02/2018 - Evegas, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
2600.86(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

On 7/2/18, there was a section of floor approximately 3" x 4" near the common bathroom across from bedroom #8, which, when stepped on, was soft and and sunk approximately 1 1/4", posing a potential trip/fall hazard.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

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See page 3a of 7

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3A

2600.88 (a)

The section of the floor mentioned was not visible as it was under the carpet and pad in the hallway near the hinge side of the door which isn't the common step area. The administrator fixed the board which was cracked but no indication as of how the damage was done was apparent. The repair of the area was photographed and sent to both inspectors immediately after the inspection. The administrator will inspect monthly all areas outside of doors areas, plus hallways, to ensure compliance plus this has been added to the physical site checklist. It appears this was an unusual incident and to date no other areas have shown any damage.


John Dougherty Administrator

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WEST REGION FIELD OFFICE
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Violation Report: 44863 - 07/02/2018 - Eveses, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION
On 7/2/18, the bottom drawer of the dresser in bedroom #1 was broken with it's screws stripped out and front panel separated from the rest of the drawer.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
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(Date)

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 Partially Implemented - Adequate Progress *[Signature]*
 Partially Implemented - Inadequate Progress
 Not Implemented

4A

2600.95

The administrator fixed the dresser door using L brackets during the inspection and showed both inspectors that the repair was completed. The inspection of dresser drawers was already on the physical site checklist but, will now be monitored by the administrator and manager on a weekly basis instead of monthly to ensure future compliance with this regulation. In addition staff has been assisting this resident, plus others, in not over-filling their dressers drawers to avoid damage.

John Dougherty 11-01-18
John Dougherty-Administrator

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WEST REGION FIELD OFFICE
Human Services Licensing

Violation Report: 44863 - 07/02/2018 - Eveses, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2800
2600.101(j)(2) - Each resident shall have the following in the bedroom: A chair for each resident that meets the resident's needs.

2a. DESCRIPTION OF VIOLATION
On 7/2/18, there were no chairs in bedroom #3.

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 attached

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(Initials)

SA

2600.101 (j) (2)

The residents in bedroom #3 took the chairs to the porch area for guests that visited the administrator later found out. To avoid future violations with this regulation the administrator and manager will inspect that chairs are present and note such on the physical site checklist daily.

 11-01-18
John Dougherty-Administrator

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WEST REGION FIELD OFFICE
Human Services Licensing

Violation Report: 44863 - 07/02/2018 - Eveges, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

1. REGULATION 55 Pa.Code §2600
 2600.101(j)(7) - Each resident shall have the following in the bedroom: An operable lamp or other source of lighting that can be turned on at bedside.

2a. DESCRIPTION OF VIOLATION
 On 7/2/18, the bedside lamp was unplugged in bedroom #10.

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 attached

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See page 6a of 7

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John D. Dougherty

Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date
John D. Dougherty	11-01-18

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6A

2600.101 (j) (7)

The resident in room #10 does not want the lamp on the corner shelf but instead insists on having his radio there and placing his lamp on the dresser. To stay in compliance with this regulation the administrator placed the lamp on the corner shelf and also mounted on the wall a lamp. Inspectors were shown the correction during the inspection. The lamp bulbs and location are already monitored on the physical site checklist daily by the administrator and manager and this will continue to stay in compliance.

John Dougherty 11-01-18
John Dougherty-Administrator

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Violation Report: 44863 - 07/02/2018 - Evegas, Joseph
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

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 2/6/18. However, the resident's initial assessment was not completed until 3/4/18.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
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See attached

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See page 7a of 7

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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>John D. Dougherty</i>	Date <i>11-01-18</i>
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7A

2600.225 (a)

The violation occurred because of a miscommunication between the administrator and manager on the initial assessment completion. To avoid future violations of this regulation the administrator and manager will conduct a quarterly management team meeting to review any new resident file(s) within 5 days of admission.

John Dougherty 11-01-18
John Dougherty-Administrator

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