



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail to: [REDACTED]
MAILING DATE: October 24, 2018

Mr. Frank Minelli
Administrator/Owner
Pittston Heavenly Manor, Inc.
51 North Main Street
Pittston, Pennsylvania 18640

RE: Pittston Heavenly Manor
License #: 218690

Dear Mr. Minelli:

As a result of the Department's Bureau of Human Services Licensing inspection on July 30, 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.

Sincerely,

A handwritten signature in black ink that reads "Bob Bisignani".

Bob Bisignani
Human Services Licensing Director

Enclosure
Licensing Inspection Summary

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

PCH Name: Pittston Heavenly Manor		License Number: 21869
Address: 51 North Main Street, Pittston, PA 18640		County: Luzerne
Administrator: Buddy Minelli		Region: NORTHEAST
Legal Entity Name: Pittston Heavenly Manor, Inc.		
Legal Entity Address: 51 North Main Street, Pittston, PA 18640		
Certificate(s) of Occupancy C-2 LP 10/21/1997 Labor & Industry		
Staffing Hours		
Resident Support:	Total Daily Staff: 54	Waking Staff: 41
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Interim		
On-Site Inspections Dates and Department Representatives On-Site		
07/30/2018: Valence, Duane		
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: 55 Number of Residents Served: 54 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: 52 Are 60 Years of Age or Older: 11 Have Mental Illness: 54 Have an Intellectual Disability: 2 Have a Mobility Need: 0 Have a Physical Disability: 0	

Violation Report: 21869 - 07/30/2018 - Valence, Duane
PCH Name: Pittston Heavenly Manor

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

On 7/24/18, the Home was cited for several violations from the City of Pittston Building Code Enforcement Officer under the International Property Maintenance Code. The code violations are as follows:

§302.1 Grading and Drainage: Ponding in Rear Parking lot needs to be corrected.

§304.14 Window Screens: Damaged and Missing Screens need to be replaced.

§305.3 Interior Surfaces: 100 damage under sink needs repair. All water damaged ceiling tiles need to be replaced once leaks are repaired. Bathroom on 1st floor needs to be completed. All damaged walls in 1st floor need to be repaired. Mechanical room, hallways, stairwells need to be free of clutter and debris. Carpeting throughout all common areas needs to be cleaned, sanitized or replaced.

§402.1 Habitable Space Lighting: Lighting in in stairwells needs to be operable. Damaged and missing lights in hallways need to be replaced. Fluorescent lights that are damaged need to be repaired or replaced. Bathroom lights throughout the unit that are damaged or inoperable need to be repaired or replaced.

§404.5 Overcrowding: 206-207-209-211-304-306-307, 311, 312 - 3 occupants rooms are less than 240 square feet. maximum occupant load for any room size is 120 square feet per person.

§504.1 Plumbing Fixture Maintenance: Unit 104 toilet not mounted properly, toilet drain above toilet leaking. 100 leak from above unit. 204 toilet improperly mounted. 2nd floor shower room leak above ceiling. Multiple other rooms toilets are loose and leaking to lower units. Sink in kitchen cannot be supported by milk crates.

§603.1 Working Mechanical Appliance, §604.3 Electrical System Hazard, §605.1 Proper Electrical Installation, §605.2 Electrical Receptacles, §606.1/2 Elevators: All romex wiring above ceilings throughout building needs to be replaced with approved wiring type. Receptacle in common room on south wall loose. 2 damaged heaters in kitchen. Receptacles behind washing machine need to be Gfoi protected. Unit 104 heating needs to be repaired. 102 loose receptacle. Damaged wall mounted heating and air conditioning units need to be repaired or replaced. Also, exterior covers that are damaged or missing need to be replaced. Live wiring in 3rd floor hall needs to have light replaced immediately. Boiler inspection cert. is outdated and needs to be inspected or updated prior to being put back in service. Elevator inspection is expired, and unit is leaking fluid. Repairs need to be made and inspected immediately or put out of service. If this is not done all disabled residents need to be placed in compliant facility.

§702.1/2/3 Means of Egress, §704.1 Fire Suppression or Control System, §704.2/3/4 Smoke Alarms: All emergency exit lights and wall packs need to be repaired or replaced. Defective smoke alarms need to be replaced. Stairwells need to be free from debris and clutter.

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 next page →

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) Susy Minelli	Date 9/10/18
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>9/17/18</u> (Date)	Plan of correction implementation status as of <u>9/17/18</u> (Date)
The above plan of correction was approved by <u>S.S.</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

ANGEL'S FAMILY MANOR PERSONAL CARE HOME

218 N. MAIN AVE.

SCRANTON, PA. 18504

PHONE-570-341-5012 OR 570-341-5016

FAX-570-341-5092

Violations for Pittston Heavenly Manor,
2600.18 on 7/24/18.

302.1 - Ponding in Parking lot is being taken to Court because city parking lot water runs into our parking lot.

304.14 - Window screens are all replaced.

305.3 - All plumbing in building is fixed.

All repairs are fixed as well.
Chair, dresser, and TV under steps were taken out.

402.1 - All lights are changed and fixed and are all working.

404.5 - Over crowding in rooms, rooms meet state regs. and are being taken to Court.

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504.1 - Plumbers ^{fixed} all toilets and mounted all toilets properly. Sink was taken out completely.

603.1 - State inspected elevator, Land I

Said nothing wrong with elevator.

All electrical work is being taken to court, building was built to code in 1989.

▶ Elevator inspection was never expired.

702.11213 - Smoke alarm that was bad

ck changed at time of city being in facility

All emergency lights have new batteries

State came out to see all connections were made.