



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: July 9, 2019

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 inspection on January 22, 2019, of the above facility, the citations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed violation report were found.

All citations specified on the enclosed violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Sincerely,

A handwritten signature in black ink that reads "Suzy Quinn". The signature is written in a cursive style with a large initial "S" and a long horizontal flourish at the end.

Suzy Quinn
Human Services Licensing Supervisor

Enclosure
Violation Report

Violation Report: 44863 - 01/22/2019 - Garvey, Jody
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

FEB 11 2019

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

WEST PHILADELPHIA COUNTY
Municipal Authority

2a. DESCRIPTION OF VIOLATION

At 9:08 AM the bedroom belonging to resident #1 had two large holes in the ceiling caused by water damage from areas on the roof that leaked when it rained. The hole above the resident's bed and was approximately 18" long and between 4"-6" wide. The second hole was above an unused second bed in the room that was closest to the door and was approximately 18" long and ranged from 1"-8" wide. There were four buckets in the room that the resident was using to catch the rain. All visible areas where the rain leaked on the carpet were stained from the water.

The lounge area outside of room #9 had water damage to the drywall at the top of the wall next to the window. The drywall at the top of the wall was draped down approximately 10"-12". There was also damage above the door leading to another interior hallway and the fire exit to the left. Above that door the drywall was draped down between 12" and 18" from the top and 2'-3" wide. There was an approximately 8" x 14" bucket on the floor in front of the door with 1/2" of what appeared to be dirty rain water sitting in 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.

The ceiling area has been repaired and pictures sent for verification. Previous attempts with inclement weather to patch the roof failed prior to inspection. A new roof was put on in October 2015, fighting with insurance company on this now. Current patch on roof has held and no current leaks. Resident room is also cleaned. Administrator will monitor the situation and inform staff to do daily as well.

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

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 02-08-19

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

The above plan of correction is approved as of 6/26/19 (Date)

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

Plan of correction implementation status as of 6/26/19 (Date)

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

Violation Report: 44863 - 01/22/2019 - Garvey, Jody
PCH Name: WASHINGTON MANOR PERSONAL CARE HOME LLC

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
At 9:08 AM the bedroom belonging to resident #1 had two large holes in the ceiling caused by water damage from areas on the roof that leaked when it rained. The hole above the resident's bed and was approximately 18" long and between 4"-6" wide. The second hole was above an unused second bed in the room that was closest to the door and was approximately 18" long and ranged from 1"-8" wide.

The lounge area outside of room #9 had water damage to the drywall at the top of the wall next to the window. The drywall at the top of the wall was draped down approximately 10"-12". There was also damage above the door leading to another interior hallway and the fire exit to the left. Above that door the drywall was draped down between 12" and 18" from the top and 2'-3' wide.

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.
Immediately, then at least monthly, the administrator or designated staff person shall inspect the home to ensure all floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards.

The ceiling area has been repaired and pictures sent as verification. The administrator had previous repair attempts made which failed to hold on the roof. Latest repair attempt on the roof has held the past couple large rains. Exterior walls/ceiling all repaired. Administrator will continue to monitor the affected areas and also continue fighting the insurance company.

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

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 *02-08-19*

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

The above plan of correction is approved as of 6/26/19
(Date)

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

Plan of correction implementation status as of 6/26/19
(Date)
 Fully Implemented
 Partially Implemented - Adequate Progress
 Partially Implemented - Inadequate Progress
 Not Implemented