



pennsylvania
DEPARTMENT OF HUMAN SERVICES

MAY 01 2019

Mr. Daniel Guill
Authorized Representative
Lowrie AID OPCO, LLC
330 N. Wabash, Suite 3700
Chicago, Illinois 60611

RE: Lowrie Place
Certificate #: 444960

Dear Mr. Guill:

As a result of the Department's Bureau of Human Services Licensing annual inspection on February 5, 2019, of the above facility, the violations 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.

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,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe
Director

Enclosure
Violation Report

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

PCH Name: LOWRIE PLACE		License Number: 44496
Address: 100 STERLING VILLAGE DRIVE, BUTLER, PA 16001		County: Butler
Administrator: Cindy Naughton		Region: WEST
Legal Entity Name: LOWRIE AID OPCO LLC		
Legal Entity Address: 330 NORTH WABASH SUITE 3700, CHICAGO, IL 60611		
Certificate(s) of Occupancy C-2 LP 10/07/1997 L&I		RECEIVED APRIL 1 2019 WEST REGION FIELD OFFICE Human Services Licensing
Staffing Hours		
Resident Support: 0	Total Daily Staff: 50	Waking Staff: 38
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal		
On-Site Inspections Dates and Department Representatives On-Site		
02/05/2019: Hoover, Josh; Bartlett, Patricia		
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: 47 ✓ Number of Residents Served: 42 ✓ 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: 3 - Number of Hospice Residents in past year: 12 ✓	Number of Residents who: Receive Supplemental Security Income: 0 ✓ Are 60 Years of Age or Older: 42 ✓ Have Mental Illness: 0 ✓ Have an Intellectual Disability: 0 ✓ Have a Mobility Need: 8 ✓ Have a Physical Disability: 0 ✓	

Violation Report: 44496 - 02/05/2019 - Hoover, Josh
 PCH Name: LOWRIE PLACE

1. REGULATION 55 Pa.Code §2600
 2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION
 The temperature of the milk refrigerator measured 46 degrees Fahrenheit at 10:08a.m. and 48 degrees Fahrenheit at 12:35p.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.


SEE PAGE 2A OF 5

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Cindy Naughton*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Cindy Naughton</i>	Date <i>3/29/2019</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!


The above plan of correction is approved as of <u>4/11/19</u> (Date) The above plan of correction was approved by  (Initials)	Plan of correction implementation status as of <u>4/11/19</u> (Date) <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
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Regulation 55 Pa.Code 2600.103(f)

The milk refrigerator temperature setting was adjusted on 2/5/2019 and the temperature has been maintained at or below 40 Degrees Fahrenheit.

Dietary staff and maintenance will be educated by April 5, 2019 on Regulation 2600.103(f) food requiring refrigeration shall be stored at or below 40 degrees Fahrenheit. Frozen food shall be kept at or below 0 degrees Fahrenheit. Thermometers are required in refrigerators and freezers.

Temperature logs will be reviewed by Chef or designee daily for two weeks, three times a week for four weeks and weekly for six weeks for accurate refrigerator temps and documentation. Monitoring will be ongoing.

 4/11/19

**Plan of Correction
Disclaimer Statement**

Submission of this response and Plan of Correction is NOT a legal admission that a deficiency exists or, that this Statement of Deficiencies was correctly cited, and is also NOT to be construed as an admission against interest by the residence, or any employees, agents, or other individuals who drafted or may be discussed in the response or Plan of Correction. In addition, preparation and submission of this Plan of Correction does NOT constitute an admission or agreement of any kind by the facility of the truth of any facts alleged or the correctness of any conclusions set forth in this allegation by the survey agency.

Violation Report: 44496 - 02/05/2019 - Hoover, Josh
 PCH Name: LOWRIE PLACE

1. REGULATION 55 Pa.Code §2600
 2600.126(a) - A professional furnace cleaning company or trained maintenance staff person shall inspect furnaces at least annually. Documentation of the inspection shall be kept.

2a. DESCRIPTION OF VIOLATION
 The home's 7 gas-fueled furnaces have not been inspected in the past year. The most recent furnace inspection was conducted on 12/12/2017.

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 OF 5

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 (Required on EVERY Page) *Cindy Naughton*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Cindy Naughton</i>	Date <i>3/29/2019</i>
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Regulation 55 Pa.Code 2600.126(a)

An annual furnace inspection was completed on 2/8/2019. See attached furnace inspection invoice.

Maintenance tech will be educated by April 5, 2019 on Regulation 2600.126(a) A professional furnace cleaning company or trained maintenance staff person shall inspect furnaces at least annually. Documentation of the inspection shall be maintained by the Maintenance Technician.

 4/11/19

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Violation Report: 44496 - 02/05/2019 - Hoover, Josh
 PCH Name: LOWRIE PLACE

1. REGULATION 55 Pa.Code §2600
 2600.132(h) - Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

2a. DESCRIPTION OF VIOLATION
 During the fire drill conducted on 6/28/2018, not all residents evacuated to a fire safe area or designated meeting place away from the building. There were 35 residents in the home at the time of the drill and 34 residents evacuated. One resident refused to evacuate.

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 4A OF 5

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Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Cindy Naughton* Date *3/29/19*

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Regulation 55 Pa.Code 2600.132(h)

The resident that refused to evacuate during a fire drill on 6/28/2019 no longer resides at the community.

Executive Director reviewed with the residents at March's resident council meeting the need to participate/evacuate in all fire alarms according to Regulation 2600.132(h).


Staff will receive training by April 12, 2019 on Regulation 2600.132(h) Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

Monthly fire drill logs will be reviewed by Executive Director monthly for three months to ensure that all residents have evacuated during the fire alarm. Monitoring will be ongoing.

 4/11/19

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Violation Report: 44496 - 02/05/2019 - Hoover, Josh PCH Name: LOWRIE PLACE	
1. REGULATION 55 Pa.Code §2600 2600.183(d) - Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home	
2a. DESCRIPTION OF VIOLATION There was a bottle of Potassium and Magnesium Aspartate for resident #1 in the medication cart. Resident #1 does not have an order for this medication.	
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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.</i>	
SEE PAGE 5A OF 5	
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Regulation 55 Pa.code 2600.183(d)

The Potassium and Magnesium Aspartate for resident #1 was immediately removed from the medication cart on 2/5/2019.

Medication techs will be educated by April 12, 2019 on Regulation 2600.183. (d) Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

The medication cart will be audited weekly for two weeks then monthly for three months by the Care Service Manager or designee to ensure that only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home. Monitoring will be ongoing.

 4/11/19

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