



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to ROSEBROOK OPCO LLC
LEGAL ENTITY

To operate ADULT LIVING AT ROSEBROOK
NAME OF FACILITY OR AGENCY

Located at 723 SOUTH PIKE ROAD, SARVER, PA 16055
(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 100
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 March 1, 2019 until March 1, 2020,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **449610**

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

FEB 27 2019

Mr. Michael Haass
President
Rosebrook OpCo, LLC
1208 Saint James Street
Philadelphia, Pennsylvania 19107

RE: Adult Living at Rosebrook
723 S. Pike Street
Saver, Pennsylvania
License #: 449610

Dear Mr. Henry

As a result of the Department's Bureau of Human Services Licensing inspection on January 15, 2019, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

During the inspection, citations on the enclosed violation report were found. All citations specified on the 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.

Your new license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

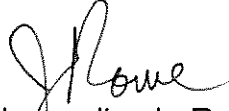
In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services provider application submission experience. To participate in the online applicant survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Application.

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.

Mr. Michael Haass

The responses will be reviewed as part of an aggregate of provider applicant responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Jacqueline L. Rowe
Director

Enclosures
License
Violation Report

Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

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

2a. DESCRIPTION OF VIOLATION
 On 1/15/19, there were no paper towels, mechanical air blower, individual cloth towels or other sanitary means of hand drying present in the following resident bathrooms:
 *Resident #1 at 9:40 AM
 *Resident #2 at 10:04 AM
 *Resident #3 & resident #4 shared bathroom at 11:11 AM

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.

Clean Towels & wash cloths were placed in the following resident rooms during the inspection

Staff were made aware that a clean towel & wash cloth are to accessible in the resident's BR at all times. HSKP will monitor daily that this is being done to insure that sanitary conditions are maintained. Additional towels & wash cloths were purchased. See attached paid invoice.

Immediately: Staff shall be educated that in bathrooms shared by multiple residents, individual cloth hand towels are to be labeled with the names of each resident who uses the bathroom, in accordance with 2600.102k.


SE 1/31/19

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

Signature of Legal Entity Representative (Required on EVERY Page) *Dena Shelton*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Dena Shelton* Date *1.29.19*

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

The above plan of correction is approved as of <u>1/31/19</u> (Date)  The above plan of correction was approved by _____ (Initials)	Plan of correction implementation status as of <u>1/31/19</u> (Date) <input checked="" type="checkbox"/> Fully Implemented <i>SE</i> <input type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented
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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

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

There was an approximately 1/4-inch gap between the double fire doors located in the 5 west hallway when the doors were closed.
 There was also an approximately 1/4-inch to 1/2-inch gap between the double fire doors located between the dining area and the north hall when the doors were closed.

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.

Metal Strips have been placed on the above mentioned doors. See attached pictures. There are no gaps at this time.

Maintenance will monitor these doors monthly during our fire drills to make sure that Floors, walls, ceilings, windows, doors and other surfaces will be clean, in good repair and free of hazards.

Repeat Violation: No

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 (Required on EVERY Page)

Dena Shelton

Printed Name and Title of Legal Entity Representative
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Dena Shelton - Admin

Date *1-29-19*

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

1. REGULATION 55 Pa.Code §2600

2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION

At 10:18 AM, the hot water temperature in the bathroom sink of bedroom number 022 was 122.9 degrees Fahrenheit.

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 temperature in the sink in room 022 was re-checked before the inspector left and was below 120°F. Water temp. will be checked by maintenance staff weekly to make sure that the hot water temp in areas accessible to the resident does not exceed 120°F.

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Dena Shelton

Date 1.29.19

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody

PCH Name: ADULT LIVING AT ROSEBROOK

1. REGULATION 55 Pa.Code §2600

2600.92 - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

2a. DESCRIPTION OF VIOLATION

On 1/15/19, the following windows in the home had no screens in them and could be opened.

- *The two side by side windows at the end of North hallway
- *The two side by side windows at the end of Terrace Hallway
- *The third window from the left when entering the East television room

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.

Screens in the above mentioned windows were re-installed. See attached pictures.

Maintenance will check windows monthly during fire drills that all windows are in good repair and securely screened when doors or windows are open.

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

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

At 9:48 AM, there was a metal toileting chair in the bathroom belonging to resident #5. On the bar connected to the left side of the seat there was approximately 1 1/2"-2" of paint peeling off, exposing rusted metal underneath and posing a potential skin tear hazard.

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.

Chair was repaired by maintenance staff. See attached picture.

HSKP staff will monitor weekly that furniture and equipment is in good repair, clean and free of hazards.

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Signature of Legal Entity Representative
 (Required on EVERY Page) *Dena Shelton*

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

1. REGULATION 55 Pa.Code §2600

2600.100(b) - The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.

2a. DESCRIPTION OF VIOLATION

At 10:10 AM, there was approximately 2" of snow and ice accumulation covering a 4' x 5 1/2' area of the concrete landing outside of the emergency exit from the Terrace activity room.

At 10:15 AM, there was approximately 1/2" to 1" of snow and ice accumulation covering a 4' by 4' area of the concrete landing outside of the emergency exit from the end of the Terrace hall lounge area.

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

Both areas were cleared and salted while the inspector was here. Admin./ Maintenance will make sure that ice, snow + obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes daily.

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Date(s) of Previous Violation(s):

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

1. REGULATION 55 Pa.Code §2600
 2600.102(i) - A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

2a. DESCRIPTION OF VIOLATION
 At 9:40 AM, there was no soap dispenser available at the sink in the bathroom belonging to resident #1.
 At 10:18 AM, there was an unlabeled, used bar of soap in the shower of the bathroom shared by resident #6 and resident #7.

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.

Resident # 1 ran out of soap after his AM care. Body wash was ordered from the pharmacy & delivered after lunch.

Resident # 6 & 7 are sisters and thought they could share soap. Bar of soap was removed & replaced with a bottle of body wash which they also had in their cupboard.

Staff aware to check daily that residents are provided w/ soap at each BR sink. Bar soap is not permitted unless clearly marked for those sharing a BR.

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Violation Report: 40596 - 01/15/2019 - Garvey, Jody
 PCH Name: ADULT LIVING AT ROSEBROOK

1. REGULATION 55 Pa.Code §2600
 2600.125(a) - Combustible and flammable materials may not be located near heat sources or hot water heaters.

2a. DESCRIPTION OF VIOLATION

At 10:09 AM, there were two furnace filters that were approximately 1 1/2' x 2' enclosed in cardboard packaging leaning against and in between the furnaces in the furnace room.

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.

Furnace Filters were removed and placed elsewhere away from the furnaces during the Inspection.

ELITE was notified that the filters cannot be left there after their routine maintenance checks + changing of the filters.

Maintenance will monitor that combustible and flammable materials may not be located near heat sources or hot water heaters wkly.

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