



June 21, 2019

Mr. Robert Tyler Hoff  
CEO  
Friends Boarding Home of Bucks Quarterly Meeting  
50 South Congress Street  
Newtown, Pennsylvania 18940

RE: Friends Boarding Home  
License #: 126690

Dear Mr. Hoff:

As a result of the Department's Bureau of Human Services Licensing annual inspection on April 15, 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 (relating to Personal Care Homes) 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](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 that reads "J. Rowe". The signature is written in a cursive, flowing style.

Jacqueline L. Rowe  
Director

Enclosure  
Violation Report

## Violation Report

### Facility Information

Name: *FRIENDS BOARDING HOME*

License Number: *126690*

Address: *50 SOUTH CONGRESS STREET, NEWTOWN, PA 18940*

County: *BUCKS*

Region: *SOUTHEAST*

### Administrator

Name: *Norma Coverdale*

Phone: *2159683346*

Email:

*NCOVERDALE@FHVPA.ORG / thoff@khvpa.org*

### Legal Entity

Name: *FRIENDS BOARDING HOME OF BUCKS QUARTERLY MEETING*

Address: *50 SOUTH CONGRESS STREET, PA, 18940*

### Certificate(s) of Occupancy

Type: *C-2 LP*

Date: *05/11/2005*

Issued By: *Commonwealth of PA, L&I*

### Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *13*

Waking Staff: *10*

### Inspection

Type: *Full*

BHA Docket #:

Notice: *Unannounced*

Reason: *Renewal*

### Inspection Dates and Department Representative

*04/15/2019 - On-Site: Dean Gray*

### Resident Demographic Data as of Inspection Dates

#### General Information

License Capacity: *25*

Residents Served: *13*

#### Secured Dementia Care Unit

In Home: *No*

Area:

Capacity:

Residents Served:

#### Hospice

Current Residents: *0*

#### Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *13*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *0*

Have Physical Disability: *0*

18 - Compliance With Laws

Regulations

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

According to the Care Facilities Carbon Monoxide Alarms Standards Act dated June 23, 2016 a personal care home should have a carbon monoxide alarm in close proximity of, but not less than 15 feet from any fossil-fuel burning device or appliance. The home uses gas for it's oven and stove. There is not a carbon monoxide detector in or near the kitchen.

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.)

Carbon Monoxide Alarm put in kitchen on day of inspection.

Will be checked quarterly by maintenance,

See attached picture (A)

Maintain audits for Department review. *MJ*

Legal Entity Representative

*Norma Coverdale*

Signature

Norma Coverdale

Printed Name and Title

5/16/19

Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of

6/4/19  
(Date)

Plan of correction implementation status as of

6/4/19  
(Date)

The above plan of correction was approved by

*MJ*  
(Initials)

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

89b - Hot Water Temperature

Regulations

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

On 04/15/19, the hot water temperature in room 29's bathroom measured 123.2 degrees Fahrenheit.

On 04/15/19, the hot water temperature in room 37's bathroom measured 123.6 degrees Fahrenheit.

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.)

- Maintenance lowered temperature of water.
- All rooms checked daily for 7 days to make sure consistently under 120°.
- Now we will check quarterly and document

see attached 7 day temperature chart (B)

Maintain audits for Department review. *MJ*

Legal Entity Representative

*Norma Coverdate*

Signature

Norma Coverdate

Printed Name and Title

5/16/19

Date

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