



August 27, 2019

Mr. Fred Wheeler
President
Wheeler Care Centers, Inc.
P.O. Box 70
Glenmore, Pennsylvania 19343

RE: Colonial Woods
1710 Creek Road
Glenmore, Pennsylvania 19343
License #: 198230

Dear Mr. Wheeler:

As a result of the Department's Bureau of Human Services Licensing annual inspection on June 13, 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.

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 "Kevin Hancock", written over a white background.

Kevin Hancock
Deputy Secretary
Office of Long-term Living

Enclosure
Violation Report

Violation Report

Facility Information

Name: *COLONIAL WOODS*License Number: *198230*Address: *1710 CREEK ROAD, GLENMORE, PA 19343*County: *CHESTER*Region: *SOUTHEAST*

Administrator

Name: *Margaret Seitz*Phone: *6109424242*

Email:

peggyseitz1@gmail.com, fdwheeler@hotmail.com

Legal Entity

Name: *WHEELER CARE CENTERS INC*Address: *P O BOX 70, GLENMORE, PA, 19343*

Certificate(s) of Occupancy

Type: *C-2 LP*Date: *04/11/1997*Issued By: *Commonwealth of PA, L&I*

Staffing Hours

Resident Support Staff: *0*Total Daily Staff: *21*Waking Staff: *16*

Inspection

Type: *Full*

BHA Docket #:

Notice: *Unannounced*Reason: *Renewal*

Inspection Dates and Department Representative

06/13/2019 - On-Site: Dean Gray

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *31*Residents Served: *21*

Secured Dementia Care Unit

In Home: *No*

Area:

Capacity:

Residents Served:

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *2*Are 60 Years of Age or Older: *18*Diagnosed with Mental Illness: *15*Diagnosed with Intellectual Disability: *0*Have Mobility Need: *0*Have Physical Disability: *0*

COLONIAL WOODS

198230

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 06/13/19, the hot water temperature at the sink located in the first floor hall bathroom measured 129.7 degrees Fahrenheit.

On 06/13/19, the hot water temperature at the sink located in the second floor hall bathroom measured 130.4 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.)

On 6/13/19 at 5:00 pm the hot water heater was turned down by the maintenance man. He was educated that any temperatures above 120 degrees you must turn down the hot water heater immediately. The maintenance man tests the water every morning around 7:15 am in the kitchen sink, upstairs bathroom, East Bathroom, North Bathroom, and Middle Bath (enclosed is the form used to record this). We will continue to do this daily and he has been educated and shown how to turn down hot water heater. When tested on 6/14/2019 the temperatures came down to acceptable temperature.

Maintain documentation of audits for Department review. 8/9/19 *MSJ*

Legal Entity Representative

Margaret Seitz Signature Administrator
Margaret Seitz Printed Name and Title
7/16/2019 Date

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

The above plan of correction is approved as of 8/9/19 (Date) Plan of correction implementation status as of 8/9/19 (Date)

The above plan of correction was approved by *MSJ* (Initials)
 Fully Implemented
 Partially Implemented - Adequate Progress
 Partially Implemented - Inadequate Progress
 Not Implemented