



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail kaymarie33@aol.com
Sent via e-mail bmbriddell@gmail.com
Sent via e-mail bmb389@nyu.edu
November 5, 2019

Ms. KayMarie Briddell
President
KayMarie Briddell
9157 Houndsbay Drive
Montgomery, Alabama 36117

RE: Vine Street Manor
230 North 65th Street
Philadelphia, Pennsylvania 19139
License #: 142340

Dear Ms. Briddell:

As a result of the Department's Bureau of Human Services Licensing inspection on September 24, 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.

Sincerely,

A handwritten signature in black ink that reads "Mia Johnson".

Mia Johnson
Human Services Licensing Supervisor

Enclosure
Violation Report

Violation Report

Facility Information

Name: *VINE STREET MANOR*License Number: *14234*Address: *230 NORTH 65TH STREET,, PHILADELPHIA, PA 19139*County: *PHILADELPHIA*Region: *SOUTHEAST*

Administrator

Name: *Brittany Briddell*Phone: *2158804641*Email: *bbriddell@gmail.com, bmb389@nyu.edu*

Legal Entity

Name: *KAYMARIE BRIDDELL*Address: *9157 HOUNSBAY DRIVE, MONTGOMERY, AL, 36117*

Certificate(s) of Occupancy

Type: *Other*

Date:

Issued By:

Staffing Hours

Resident Support Staff: *0*Total Daily Staff: *52*Waking Staff: *39*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*Reason: *Monitoring*

Inspection Dates and Department Representative

09/24/2019 - On-Site: Dean Gray, Sabrina Freeman

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *84*Residents Served: *47*

Secured Dementia Care Unit

In Home: *No*

Area:

Capacity:

Residents Served:

Hospice

Current Residents: *0 / 4*

Number of Residents Who:

Receive Supplemental Security Income: *43*Are 60 Years of Age or Older: *10*Diagnosed with Mental Illness: *0*Diagnosed with Intellectual Disability: *5*Have Mobility Need: *5*Have Physical Disability: *5*

VINE STREET MANOR

14234

91 - Telephone Numbers

Regulations

2600.

91. Emergency Telephone Numbers - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

Description of Violation

There are no emergency telephone numbers to include the nearest hospital and fire department on or by the telephone by the first floor elevator.

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.)

All emergency phone numbers have been posted by resident telephone and in nursing station in the facility.

Legal Entity Representative


Brittany Briddell, Administrator

10/18/2019

Signature

Printed Name and Title

Date

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

The above plan of correction is approved as of 10/29/19
(Date)

Plan of correction implementation status as of 10/29/19
(Date)

The above plan of correction was approved by



(Initials)

 Fully Implemented

 Partially Implemented - Adequate Progress

 Partially Implemented - Inadequate Progress

 Not Implemented

09/24/2019

2 of 4

VINE STREET MANOR

14234

102i - Soap Dispenser

Regulations

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.

Description of Violation


There was no soap available in the first floor Rest Room.

The soap dispenser in the first floor Ladies Room was broken and not in working order.

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.)

Soap dispenser has been repaired and is in working order. In the future, the Administrator and/or designee will make sure to check all bathroom soap dispensers to ensure they are all in working condition.

Within 5 days receipt of this POC, documentation of repairs will be submitted to M. Johnson at the Southeast Regional office at ra-pwarlsoutheast@pa.gov or fax at 610-270-1147. Administrator or designee will conduct daily checks of all bathrooms to ensure there is soap available. Audits will be maintained for Department review. 10/29/19 

Legal Entity Representative



Signature

Brittany Briddell, Administrator

Printed Name and Title


10/18/2019

Date

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- Partially Implemented - Inadequate Progress
- Not Implemented

102k - No Common Towel

Regulations

2600.

102.k. Use of a common towel is prohibited.


Description of Violation

The mechanical hand dryers in the first floor Rest Room and the first floor Ladies Room were broken and not in working order. There were no paper towels or other sanitary means of hand drying in these bathrooms.

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 hand dryers in the first floor bathroom and first floor ladies room have been fixed and are now in working condition. In the future, the Administrator and designee will do checks to ensure that all hand dryers are in working order on a regular basis.

Within 5 days receipt of this POC, documentation of repairs will be submitted to M. Johnson at the Southeast Regional office at ra-pwarsoutheast@pa.gov or fax at 610-270-1147. Audits will be maintained for Department review. 10/29/19 

Legal Entity Representative



Signature

Brittany Briddell, Administrator

Printed Name and Title


10/18/2019

Date

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

The above plan of correction is approved as of 10/28/19
(Date)

Plan of correction implementation status as of 10/28/19
(Date)

The above plan of correction was approved by 
(Initials)

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