

Department of Human Services  
Bureau of Human Service Licensing

February 9, 2021

KAREN ADAMS, OWNER  
KAREN ADAMS  
314 FALLOWFIELD AVENUE  
CHARLEROI, PA 15022

RE: THE ADAMS HOUSE  
314 FALLOWFIELD AVENUE  
CHARLEROI, PA, 15022  
LICENSE/COC#: 41371

Dear Ms. Adams,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/17/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
Jody Garvey

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC**

**Facility Information**

Name: *THE ADAMS HOUSE* License #: *41371* License Expiration Date: *03/13/2021*  
 Address: *314 FALLOWFIELD AVENUE, CHARLEROI, PA 15022*  
 County: *WASHINGTON* Region: *WESTERN*

**Administrator**

Name: *Julian Davenport* Phone: *7244837171* Email: *adamshousepch@gmail.com*

**Legal Entity**

Name: *KAREN ADAMS*  
 Address: *314 FALLOWFIELD AVENUE, CHARLEROI, PA, 15022*  
 Phone: *7244837171* Email: *ADAMSHS@VERIZON.NET*

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *22* Waking Staff: *17*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
 Reason: *Complaint* Exit Conference Date: *12/01/2020*

**Inspection Dates and Department Representative**

*11/17/2020 - On-Site: Thomas Smith*

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *21* 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: *21* Are 60 Years of Age or Older: *11*  
 Diagnosed with Mental Illness: *21* Diagnosed with Intellectual Disability: *1*  
 Have Mobility Need: *1* Have Physical Disability: *1*

**Inspections / Reviews**

**11/17/2020 - Partial**

Lead Inspector: *Thomas Smith* Follow-Up Type: *POC Submission* Follow-Up Date: *12/28/2020*

Inspections / Reviews (*continued*)

## 12/29/2020 - POC Submission

Lead Reviewer: *Jody Garvey*Follow-Up Type: *POC Submission*Follow-Up Date: *01/02/2021*

## 1/11/2021 - POC Submission

Lead Reviewer: *Jody Garvey*Follow-Up Type: *Document Submission*Follow-Up Date: *02/08/2021*

## 2/9/2021 - Document Submission

Lead Reviewer: *Jody Garvey*Follow-Up Type: *Not Required*

20b1 - Financial Records

1. Requirements

2600.

20.b. If the home provides assistance with financial management or holds resident funds, the following requirements apply:

- 1. The home shall keep a record of financial transactions with the resident, including the dates, amounts of deposits, amounts of withdrawals and the current balance.

Description of Violation

*On 10/15/20, resident #1's financial transaction record indicated a balance of \$34.00. On 11/15/20, the financial transaction record indicates a deposit of the resident's \$85.00 personal needs allowance (PNA), a withdrawal of \$21.00 and a remaining balance of \$64.00; however the residents balance should have been \$98.00.*

*On 10/1/20, resident #2's financial transaction record indicated a deposit of the resident's \$85.00 PNA, a withdrawal of \$85.00 with a balance of \$0. The financial transaction record also includes withdrawals of \$17.00 on 10/8/20 with a balance of \$51.00, \$17.00 on 10/15/20 with a balance of \$34.00 and \$20.00 on 10/22/20 with a balance of \$14.00. On 11/15/20, the resident's financial transaction log indicated a deposit of the resident's \$85.00 PNA, a \$21.00 withdrawal and a balance of \$64.00.*

Plan of Correction

Accept

*The owner paid both resident's their due balance and corrected the books on 12/01/2020. To monitor this process moving forward the owner will also have the administrative assistant check the balances once a week. The owner now has receipts in the financial record binder for any cash disbursements made. The administrator and administrative assistant went over the home's financial management policy and regulation and violation and past violations together on 12/22/2020. The home has developed a policy indicating it will keep a record of financial transactions with each resident for whom finances are managed, including dates, amounts of deposits, amounts of withdrawals and the current balance; along with their approval and their initials. Immediately, this policy shall be implemented and adhered to for all residents for whom the home provides financial management.*

Completion Date: 01/09/2021

Document Submission

Implemented

Please see attached.