

Department of Human Services  
Bureau of Human Service Licensing

February 11, 2021

[REDACTED], ADMINISTRATOR  
701 LANSDALE OPERATING LLC  
701 LANSDALE AVENUE  
LANSDALE, PA 19446

RE: ST. MARY VILLA FOR INDEPENDENT  
& RETIREMENT LIVING  
701 LANSDALE AVENUE  
LANSDALE, PA, 19446  
LICENSE/COC#: 14107

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/14/2020, 12/15/2020, 12/15/2020, 12/16/2020, 12/17/2020, 12/18/2020, 12/22/2020, 12/23/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
Mia Johnson

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:** ST. MARY VILLA FOR INDEPENDENT & RETIREMENT LIVING      **License #:** 14107      **License Expiration Date:** 11/03/2021  
**Address:** 701 LANSDALE AVENUE, LANSDALE, PA 19446  
**County:** MONTGOMERY      **Region:** SOUTHEAST

**Administrator**

**Name:** [REDACTED]      **Phone:** 2153680900      **Email:** [REDACTED]  
LNHA

**Legal Entity**

**Name:** 701 LANSDALE OPERATING LLC  
**Address:** 701 LANSDALE AVENUE, LANSDALE, PA, 19446  
**Phone:** 2153680900      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C-2 LP      **Date:** 05/26/1992      **Issued By:** L&I

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 77      **Waking Staff:** 58

**Inspection**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint      **Exit Conference Date:** 12/23/2020

**Inspection Dates and Department Representative**

12/14/2020 - Off-Site: [REDACTED]  
12/15/2020 - Off-Site: [REDACTED]  
12/15/2020 - Off-Site: [REDACTED]  
12/16/2020 - Off-Site: [REDACTED]  
12/17/2020 - Off-Site: [REDACTED]  
12/18/2020 - Off-Site: [REDACTED]  
12/22/2020 - Off-Site: [REDACTED]  
12/23/2020 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 90      **Residents Served:** 62

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** St Camillus      **Capacity:** 20      **Residents Served:** 15

Resident Demographic Data as of Inspection Dates *(continued)*

## Hospice

Current Residents: 7

## Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 62

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 15

Have Physical Disability: 0

## Inspections / Reviews

## 12/14/2020 - Partial

Lead Inspector: [REDACTED]

Follow Up Type: POC Submission

Follow-Up Date: 01/07/2021

## 1/7/2021 POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: Document Submission

Follow-Up Date: 02/05/2021

## 2/11/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: Not Required

16c - Written Incident Report

1. Requirements

2600.

- 16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

*On Thursday, 12/10/20, at approximately 7:00 PM, staff received a complaint of no heat in a resident's room and then noticed a problem in at least four additional rooms. An emergency call was placed to the "on-call" maintenance person but the issue was not immediately resolved. This issue continued until a third party was able to replace the heat pump and heat was restored at approximately 7:30 PM on 12/11/20. Per staff and resident interviews, the temperature in the rooms and hallways fell below 70 degrees Fahrenheit, exterior temperatures fell to 30 degrees Fahrenheit overnight in the Lansdale area according to timeanddate.com. The home did not submit an incident report to the Department. Staff and resident interviews indicate that a heating problem persisted throughout the weekend including Saturday 12/12/20, Sunday 12/13/20 into Monday 12/14/20 despite the new heat pump installation listed above. Low temperatures for these dates were 39, 45 and 37 degrees Fahrenheit respectively per timeanddate.com. These interviews again stated the indoor temperatures fell below 70 degrees Fahrenheit. The home did not submit an incident report to the Department.*

Plan of Correction

Accept

- 1. The heat incident is being reported to Department of Human Services as per regulation.
- 2. Personal Care Home Administrator and Clinical Director will review incidents for the last 90 days to identify potential reportable incidents that fit the definitions of such incidents in 55 PA Code 2600, 16 (c )
- 3. Personal Care Home Administrator, Clinical Director, Maintenance Director, and Nurses will be in serviced the definition of written incidents as per 55 PA Code 2600, 16 (c )
- 4. The Clinical Director will review incident reports weekly x4 then monthly x2 months to identify any potential reportable incidents that fit the definition of such incidents55 PA Code 2600, 16 (c The results of the audits will be reported to Quality Management Committee monthly x 3 months.

Completion Date: 02/04/2021

Document Submission

Implemented

see attachments

83a Indoor Temperature

1. Requirements

2600.

- 83.a. The indoor temperature, in areas used by the residents, must be at least 70°F when residents are present in the home.

Description of Violation

*On 12/10/20, 12/11/20, 12/12/20, 12/13/20 and 12/14/20, the temperature in St. Anne's Hallway and several resident rooms was below 70 degrees Fahrenheit according to staff and resident interviews.*

**83a - Indoor Temperature (continued)****Plan of Correction****Accept**

1. *The heat on St. Anne's hallway is at or above 70 degrees.*
2. *Maintenance has checked the additional boilers and are operating at capacity. Maintenance Director evaluated other areas of the home and those areas are at or above 70 degrees.*
3. *The Maintenance and Nursing Staff will be inserviced Maintenance Director regarding the regulation of maintaining the temperature of the home at 70 degrees or above.*
4. *A room and hallway temperature audit will be conducted by Maintenance Director/designee weekly x4 then monthly x2 months. The results of the audits will be reported to Quality Management Committee monthly x 3 months.*

**Completion Date:** 02/04/2021**Document Submission****Implemented***see attachments*