

Department of Human Services
Bureau of Human Service Licensing

January 24, 2021

[REDACTED], ADMINISTRATOR
ELM TERRACE GARDENS
660 NORTH BROAD STREET
LANSDALE, PA 19446

RE: ELM TERRACE GARDENS
660 N. BROAD ST., 3RD & 4TH FL
LANSDALE, PA, 19446
LICENSE/COC#: 12783

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/28/2020, 12/29/2020, 12/30/2020, 01/04/2021, 01/05/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Shawn Parker

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: *ELM TERRACE GARDENS* License #: *12783* License Expiration Date: *06/10/2021*
Address: *660 N. BROAD ST., 3RD & 4TH FL, LANSDALE, PA 19446*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *2153615600* Email: [REDACTED]

Legal Entity

Name: *ELM TERRACE GARDENS*
Address: *660 NORTH BROAD STREET, LANSDALE, PA, 19446*
Phone: *2153615600* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *Other* Date: *08/11/1986* Issued By: *Borough of Lansdale*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *131* Waking Staff: *98*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *01/05/2021*

Inspection Dates and Department Representative

12/28/2020 - Off-Site: [REDACTED]
12/29/2020 - Off-Site: [REDACTED]
12/30/2020 - Off-Site: [REDACTED]
01/04/2021 - Off-Site: [REDACTED]
01/05/2021 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *250* Residents Served: *76*

Secured Dementia Care Unit

In Home: *Yes* Area: Capacity: *24* Residents Served: *22*
3rd Fl- Walnut St and 7th st

Hospice

Current Residents: *0*

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

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 76

Diagnosed with Mental Illness: 13

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 55

Have Physical Disability: 1

Inspections / Reviews

1/19/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*Follow-Up Date: *01/29/2021*

1/24/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

51 - Criminal Background Check

1. Requirements

2600.

51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

Direct Care Staff person A, who is an agency staff person, began working for the personal care home on [REDACTED]. The criminal background check information that was provided by the agency to the home was dated 5/1/2018. The home did not obtain a more recent background check on the staff person prior to their first day of work.

Plan of Correction

Accept

Scheduler will review date of criminal background check prior to new agency personnel working. If outdated will request an updated criminal background check from the agency, if agency unwilling Scheduler will contact Human Resources to complete.

Completion Date: 02/20/2021

Document Submission

Implemented

Criminal background check for this agency staff updated, see attached

54a - Direct Care Staff

1. Requirements

2600.

- 54.a. Direct care staff persons shall have the following qualifications:
1. Be 18 years of age or older, except as permitted in subsection (b).
 2. Have a high school diploma, GED or active registry status on the Pennsylvania nurse aide registry.
 3. Be free from a medical condition, including drug or alcohol addiction, that would limit direct care staff persons from providing necessary personal care services with reasonable skill and safety.

Description of Violation

Direct care staff person B, does not have a high school diploma, GED, or active registry status on the Pennsylvania nurse aide registry.

Plan of Correction

Accept

Any employees with a degree outside of the United States, Human Resources will have verified. Once verified Administrator will submit a waiver to DHS. Current employee diploma submitted for verification, awaiting response.

SP 01/19/2021 - Home will ensure all direct care staff meet qualifications specified in 2600.54a

Completion Date: 02/20/2021

Document Submission

Implemented

Employee transcripts sent in for verification, awaiting response. Unable to upload the actual email, so screenshot attached.

65a - FS Orientation 1st Day

1. Requirements

2600.

- 65.a. Prior to or during the first work day, all direct care staff persons including ancillary staff persons, substitute personnel and volunteers shall have an orientation in general fire safety and emergency preparedness that includes the following:

65a - FS Orientation 1st Day (*continued*)

1. Evacuation procedures.
2. Staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable.
3. The designated meeting place outside the building or within the fire-safe area in the event of an actual fire.
4. Smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable.
5. The location and use of fire extinguishers.
6. Smoke detectors and fire alarms.
7. Telephone use and notification of emergency services.

Description of Violation

Staff person A, whose first day of work was [REDACTED], did not receive orientation on the following topics: evacuation procedures, staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable, the designated meeting place outside the building or within the fire-safe area in the event of an actual fire, smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable, the location and use of fire extinguishers, smoke detectors and fire alarms, telephone use and notification of emergency services.

Staff person B, whose first day of work was [REDACTED], did not receive orientation on the following topics until [REDACTED]: evacuation procedures, staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable, the designated meeting place outside the building or within the fire-safe area in the event of an actual fire, smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable, the location and use of fire extinguishers, smoke detectors and fire alarms, telephone use and notification of emergency services.

Staff person C, whose first day of work was [REDACTED], did not receive orientation on the following topics until [REDACTED] evacuation procedures, staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable, the designated meeting place outside the building or within the fire-safe area in the event of an actual fire, smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable, the location and use of fire extinguishers, smoke detectors and fire alarms, telephone use and notification of emergency services.

Plan of Correction**Accept**

Orientation schedule will be followed and new employees will sign off on the following, their first scheduled day: evacuation procedures, fire safety, emergency evacuation, smoking safety/policy, telephone use and notification of emergency services

SP 01/19/2021 - Staff members cited will receive training by 01/26/2021

Completion Date: 02/20/2021

Document Submission**Implemented**

Staff members cited did previously receive the training needed, but signed off two days after start date, so training was not needed for those employees. Moving forward the orientation schedule attached reflects the topics for the first week of in class orientation prior to employees on the floor training. All topics required for first day training will be provided the first day and all training required first 40 hours will be provided in the classroom within the first 40 hours.

65b - Rights/Abuse 40 Hours

1. Requirements

2600.

65.b. Within 40 scheduled working hours, direct care staff persons, ancillary staff persons, substitute personnel and volunteers shall have an orientation that includes the following:

1. Resident rights.
2. Emergency medical plan.
3. Mandatory reporting of abuse and neglect under the Older Adult Protective Services Act (35 P.S. § § 10225.101—10225.5102).
4. Reporting of reportable incidents and conditions.

Description of Violation

Staff person A completed his/her 40th scheduled work hour on or approximately on [REDACTED]. However, this staff person did not complete training in the following topics: resident rights, emergency medical plan, mandatory reporting of abuse and neglect under the Older Adult Protective Services Act (35 P.S. § § 10225.101—10225.5102), reporting of reportable incidents and conditions.

Plan of Correction

Accept

All agency staff will be provided with this training material. Going forward, the Scheduler will report any new Agency staff to the Community Educator who will provide training material to new agency staff. The Community Educator will track agency training dates and provide training to agency staff annually.

SP 01/19/2021 - Staff members cited will receive training by 01/26/2021

Completion Date: 02/20/2021

Document Submission

Implemented

All agency employees working for this unit will be provided an orientation packet on their first day of working for this unit. To begin this correction any agency employee, whether new or worked her previously will receive a packet. Attached is not only the staff cited but additional agency staff that signed off on training packet. Staff cited received information on 1/9/21.