

Department of Human Services
Bureau of Human Service Licensing

May 17, 2021

[REDACTED], OWNER
[REDACTED]
9157 HOUNSBAY DRIVE
MONTGOMERY, AL 36117

RE: VINE STREET MANOR
230 NORTH 65TH STREET
PHILADELPHIA, PA, 19139
LICENSE/COC#: 14234

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/05/2021, 03/08/2021, 03/09/2021, 03/12/2021, 03/15/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Claire Mendez

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: VINE STREET MANOR **License #:** 14234 **License Expiration Date:** 11/02/2021
Address: 230 NORTH 65TH STREET, PHILADELPHIA, PA 19139
County: PHILADELPHIA **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: [REDACTED]
Address: 9157 HOUNSBAY DRIVE, MONTGOMERY, AL, 36117
Phone: [REDACTED] **Email:**

Certificate(s) of Occupancy

Type: Other **Date:** 10/09/2010 **Issued By:** City of Philadelphia, L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 44 **Waking Staff:** 33

Inspection

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 03/15/2021

Inspection Dates and Department Representative

03/05/2021 - Off-Site: [REDACTED]
 03/08/2021 - Off-Site: [REDACTED]
 03/09/2021 - Off-Site: [REDACTED]
 03/12/2021 - Off-Site: [REDACTED]
 03/15/2021 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 84 **Residents Served:** 41

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 31 **Are 60 Year of Age or Older:** 29
Diagnosed with Mental Illness: 31 **Diagnosed with Intellectual Disability:** 5
Have Mobility Need: 3 **Have Physical Disability:** 7

Inspections / Reviews

03/05/2021 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: *03/26/2021*

4/5/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *05/11/2021*

5/17/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

5a1 - DHS Access

1. Requirements

2600.

5.a. The administrator or a designee shall provide, upon request, immediate access to the home, the residents and records to:

1. Agents of the Department.

Description of Violation

On 3/9, 3/12, and 3/15, an agent of the Department requested to speak to resident #1. This access was not provided by either the administrator or a designee.

On 3/12/21 from 3:53pm to 5:56pm, an agent of the Department was unable to reach any staff at the home by telephone. There was no answer on the telephone, and no voicemail available.

Plan of Correction

Accept

Vine Street Manor is in the process of interviewing candidates to be a new med tech/receptionist who will be responsible for answering the phone and will be filled on or before April 10th, 2021. In the meantime, the administrator or designee will be available to answer the phone during normal business hours. The facility is in the process of getting quotes for a better telephone system and intercom system which will be in place on or before May 10th, 2021. The upgraded telephone system will be answerable throughout the entire facility. Administrator will be responsible to ensure that the above actions take place. Resident #1 leaves the facility throughout the day from 7am to 7pm. Resident #1 has been advised to let staff know when he will be leaving and when [REDACTED] will return to the facility.

Completion Date: 03/24/2021

Document Submission

Implemented

Vine Street Manor is in the process of interviewing candidates to be a new med tech/receptionist who will be responsible for answering the phone and will be filled on or before April 10th, 2021. In the meantime, the administrator or designee will be available to answer the phone during normal business hours. The facility is in the process of getting quotes for a better telephone system and intercom system which will be in place on or before May 10th, 2021. The upgraded telephone system will be answerable throughout the entire facility. Administrator will be responsible to ensure that the above actions take place. Resident #1 leaves the facility throughout the day from 7am to 7pm. Resident #1 has been advised to let staff know when [REDACTED] will be leaving and when [REDACTED] will return to the facility.

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Repeat Violation

On 3/15 at 3:30pm, resident #2 informed this agent of the department that residents smoke in their rooms, which is not the home's designated smoking area. This is a violation of the clean indoor air act (35 P.S. 637.1-637.11).

Repeat violation 7/7/20.

18 - Compliance With Laws *(continued)***Plan of Correction****Accept**

Four residents who were believed to be smoking in their rooms are no longer residents of Vine Street Manor. Please find the attached smoking notice that has been given to all residents and signed by all residents and staff members. The administrator will be responsible for making sure all smoking rules are followed. Staff has been encouraged to be more vigilant of ensuring all residents follow the smoking policy of Vine Street Manor.

Completion Date: 03/24/2021

Document Submission**Implemented**

Four residents who were believed to be smoking in their rooms are no longer residents of Vine Street Manor. Please find the attached smoking notice that has been given to all residents and signed by all residents and staff members. The administrator will be responsible for making sure all smoking rules are followed. Staff has been encouraged to be more vigilant of ensuring all residents follow the smoking policy of Vine Street Manor.

132b - Safety Inspection/Fire Drill

1. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The last fire safety inspection observed by a fire safety expert was conducted on 8/28/18.

Plan of Correction**Accept**

Vine Street Manor has scheduled a fire safety expert to come to the facility to do a fire inspection on or before April 1st, 2021. In the future, the administrator or designee will ensure that the facility has a fire safety inspection observed by a fire safety expert each year.

Completion Date: 03/24/2021

Document Submission**Implemented**

Please see the attachments.

144d - Smoking Outside

1. Requirements

2600.

144.d. Smoking outside of the smoking room is prohibited.

Description of Repeat Violation

On 3/15 at 3:30pm, resident #2 informed this agent of the department that residents smoke in their rooms, which is not the home's designated smoking area.

Repeat violation 7/7/20.

Plan of Correction**Accept**

Four (4) residents who were believed to be smoking in their rooms are no longer residents of Vine Street Manor. Please find the attached smoking notice that has been given to all residents and signed by all residents and staff members. The administrator will be responsible for making sure all smoking rules are followed. Staff has also been told to make sure all residents comply with the smoking policy of Vine Street Manor.

Completion Date: 03/24/2021

144d - Smoking Outside (*continued*)**Document Submission****Implemented**

Four (4) residents who were believed to be smoking in their rooms are no longer residents of Vine Street Manor. Please find the attached smoking notice that has been given to all residents and signed by all residents and staff members. The administrator will be responsible for making sure all smoking rules are followed. Staff has also been told to make sure all residents comply with the smoking policy of Vine Street Manor.