

Department of Human Services  
Bureau of Human Service Licensing

December 13, 2021

[REDACTED], OWNER/ADMINISTRATOR  
LABOR OF LOVE INC  
2029 NORTH 62ND STREET  
PHILADELPHIA, PA, 19151

RE: LABOR OF LOVE-BUILDING 1  
2029 NORTH 62ND STREET  
PHILADELPHIA, PA, 19151  
LICENSE/COC#: 14557

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/31/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

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: *LABOR OF LOVE-BUILDING 1* License #: *14557* License Expiration:  
Address: *2029 NORTH 62ND STREET, PHILADELPHIA, PA 19151*  
County: *PHILADELPHIA* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *2159212935* Email: [REDACTED]

Legal Entity

Name: *LABOR OF LOVE INC*  
Address: *2029 NORTH 62ND STREET, PHILADELPHIA, PA, 19151*  
Phone: *2159212935* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-3 SP* Date: *02/26/1987* Issued By: *City of Philadelphia*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *10* Waking Staff: *8*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:  
Reason: *Renewal* Exit Conference Date: *03/31/2021*

Inspection Dates and Department Representative

03/31/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *11* Residents Served: *10*

Secured Dementia Care Unit

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

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *10* Are 60 Years of Age or Older: *8*  
Diagnosed with Mental Illness: *8* Diagnosed with Intellectual Disability: *4*  
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

03/31/2021 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/22/2021*

03/31/2021 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/27/2021*

**Inspection Dates and Department Representative (*continued*)**

03/31/2021 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *06/11/2021*

03/31/2021 - Document Submission

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

5a1 - DHS Access

General Provisions

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 04/23/21 at 1:48pm, an agent of the Department requested access to records. Staff person A refused to provide access until 04/30/21.

Plan of Correction

Not Implemented

I am not sure that you have the right facility for this violation. I [redacted] am staff member A, and me nor any of my staff don't know anything about someone trying to gain entrance for records on 4/23/21 and then coming back on 4/30/21.

Completion Date: 05/24/2021

Plan of Correction

Accept

I missed an e-mail sent from the inspector on 4/23/21. The Inspector called me on 4/29/21 to inquire about it, I looked back into my e-mails and found it. I responded with the required documents that next morning. A business e-mail has been established and will be checked daily by the Administrator for future compliance.

Completion Date: 05/05/2021

Correction

Implemented

A business e-mail has been established and will be checked by the Administrator for future compliance.

Completion Date: 05/05/2021

16c - Written Incident Report

General Requirements

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 [redacted], resident #1 was hospitalized for [redacted]. The home did not submit an incident report to the Department.

Plan of Correction

Not Implemented

On 11/21/20 [redacted] was not hospitalized for [redacted]. [redacted] has a history of [redacted], but [redacted] did not pass out on the day that EMS were called. EMS was called because [redacted] out of bed with [redacted] sister's urging and then couldn't get up as [redacted] knelt on the floor because of [redacted] bad knee. [redacted] weighted over 300 pounds and after several attempts to help [redacted] get to [redacted] feet, we felt as if it was best to call EMS and get some

### General Requirements (continued)

professional help. It took the 2 paramedics and 2 staff members to get [REDACTED] to his feet. The Paramedics took [REDACTED] to the hospital initially as a precautionary measure. Regulation 16c states that we do not have to file a Reportable Incident if we are calling EMS to transport a resident to the hospital.

**Completion Date:** 05/24/2021

#### Plan of Correction

**Accept**

On 11/21/20 [REDACTED] was not hospitalized for [REDACTED]. [REDACTED] has a history of [REDACTED]), but [REDACTED] did not pass out on the day that EMS were called. EMS was called because [REDACTED] crawled out of bed with [REDACTED] sister's urging and then couldn't get up as [REDACTED] knelt on the floor because of [REDACTED] bad knee. [REDACTED] weighted over 300 pounds and after several attempts to help [REDACTED] get to [REDACTED] feet, we felt as if it was best to call EMS and get some professional help. It took the 2 paramedics and 2 staff members to get [REDACTED] to [REDACTED] feet. The Paramedics took [REDACTED] to the hospital initially as a precautionary measure. I was under the impression that minor events didn't require a Reportable Incident. From now on, the Administrator will write a Reportable Incident for any incident that requires EMS for future compliance.

**Completion Date:** 05/26/2021

#### Correction

**Implemented**

I was under the impression that minor events didn't require a Reportable Incident. From now on, the Administrator will write a Reportable Incident for any incident that requires any transfer to the ER for future compliance.

**Completion Date:** 05/26/2021

## 20b6 - Interest Bearing Account

### General Requirements

#### 1. Requirements

2600.

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

6. If a home is holding more than \$200 for a resident for more than 2 consecutive months, the administrator shall notify the resident and offer assistance in establishing an interest-bearing account in the resident's name at a local Federally-insured financial institution. This does not include security deposits.

#### Description of Violation

The home held money for resident #2, from January 2021 to March 2021, during which time the balance of those funds did not fall below \$200. The home has not offered the resident assistance in establishing an interest-bearing account.

#### Plan of Correction

**Not Implemented**

The resident received stimulus money which was deposited directly into [REDACTED] checking account. It remains in [REDACTED] account. We didn't know that [REDACTED] checking account was not an interest bearing account. An appointment has been made with Wells Fargo Bank to open up a savings account for this resident. The Administrator will check daily for future compliance.

**Completion Date:** 06/02/2021

General Requirements (continued)

Plan of Correction

Accept

All of our residents received stimulus money which was deposited directly into their checking accounts. Some of them spent everything, while some of them still have a balance that is over \$200 in their checking accounts. We didn't realize that checking accounts were not interest bearing account. All of our residents (that we are the Rep Payee for) accounts have been checked, and appointments have been made with Wells Fargo Bank or Citizens Bank to open up savings accounts for any resident that has more than \$200 in their checking accounts. From now on, the Administrator will check all accounts monthly for future compliance.

Completion Date: 06/02/2021

Correction

Implemented

All of our residents (that we are the Rep Payee for) accounts have been checked, and appt. with Citizens Bank to open up savings accounts for any resident that has more than \$200 in their checking accounts.

Completion Date: 06/02/2021

89b - Hot Water Temperature

Physical Site

1. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

On 3/31/21 at 10:30 am, the hot water temperature on the 2nd floor bathroom measured 128 degrees Fahrenheit and at 3:30 pm it was 129 degrees Fahrenheit.

Plan of Correction

Accept

The temperate on the hot water tank has been adjusted. The water temperature is now reading at 118 degrees. The Administrator will check weekly for future compliance.

Completion Date: 04/01/2021

Correction

Implemented

The temperate on the hot water tank has been adjusted. The water temperature is now reading at 118 degrees. The Administrator will check weekly for future compliance.

Completion Date: 04/01/2021

107d - Procedure Emergency Management Agency Submission

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

**Description of Violation**

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*The home's written emergency procedures have not been submitted to the municipal emergency management agency.*

Physical Site (continued)

Plan of Correction

Not Implemented

Our written Emergency Management Procedures were submitted by mail (the same way that we have been submitting them the last 20 years). Proof was shown during the inspection to the inspector. [REDACTED] informed me that they now had to be submitted electronically. How was I supposed to know this? We didn't receive any response from the Emergency Management Agency, but then we didn't receive any responses from a lot of agencies during the height of the Pandemic. The Administrator will submit electronically from now on for future compliance.

Completion Date: 05/24/2021

Plan of Correction

Accept

Our written Emergency Management Procedures were submitted by mail. Proof was shown during the inspection to the inspector. [REDACTED] informed me that they now had to be submitted electronically. We didn't have any knowledge that the Emergency Management Procedures had to be submitted electronically now. For 2021 and going forward, the Administrator will submit our Emergency Management Procedures electronically for future compliance.

Completion Date: 05/26/2021

Correction

Implemented

For 2021 and going forward, the Administrator will submit our Emergency Management Procedures electronically for future compliance.

Completion Date: 05/26/2021

187d - Follow Prescriber's Orders

Medications

1. Requirements

2600.  
187.d. The home shall follow the directions of the prescriber.

Description of Violation

Resident #3 is prescribed [REDACTED] take 1 tab by mouth daily. However, this medication was not available in the home.

Plan of Correction

Accept

[REDACTED] ran out of the medication that morning. We contacted the Pharmacy and it was delivered that night. The Administrator will check daily for future compliance.

Completion Date: 04/01/2021

Correction

Implemented

We contacted the Pharmacy and it was delivered that night. The Administrator will check daily for future compliance.

Completion Date: 04/01/2021