

Department of Human Services
Bureau of Human Service Licensing

June 14, 2021

██████████ ADMINISTRATOR
GREENFIELD OF PERKIOMEN VALLEY LLC
125 NORTH WASHINGTON STREET
FALLS CHURCH, VA 22046

RE: GREENFIELD OF PERKIOMEN
VALLEY
300 PERKIOMEN AVENUE
SCHWENKSVILLE, PA, 19473
LICENSE/COC#: 13735

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/26/2021 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: GREENFIELD OF PERKIOMEN VALLEY License #: 13735 License Expiration Date: 08/09/2021
Address : 300 PERKIOMEN AVENUE, SCHWENKSVILLE, PA 19473
County: MONTGOMERY Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: 6102871822 Email: [REDACTED]

Legal Entity

Name: GREENFIELD OF PERKIOMEN VALLEY LLC
Address: 125 NORTH WASHINGTON STREET, FALLS CHURCH, VA, 22046
Phone: 6102871822 Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 03/10/1998 Issued By: COPA L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 83 Waking Staff: 62

Inspection

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint Exit Conference Date: 04/30/2021

Inspection Dates and Department Representative

04/26/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 120 Residents Served: 59

Secured Dementia Care Unit

In Home: Yes Area: The Willows Capacity: 44 Residents Served: 13

Hospice

Current Resident :

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 59
Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 1
Have Mobility Need: 24 Have Physical Disability: 2

Inspections / Reviews

04/26/2021 - Partial

Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow-Up Date: *05/13/2021*

5/13/2021 POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *05/24/2021*

6/14/2021 - Document Submission

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

53a - Qualifications

1. Requirements

2600.

53.a. The administrator shall have one of the following qualifications:

- 1. A license as a registered nurse from the Department of State.
- 2. An associate's degree or 60 credit hours from an accredited college or university.
- 3. A license as a licensed practical nurse from the Department of State and 1 year of work experience in a related field.
- 4. A license as a nursing home administrator from the Department of State.
- 5. For a home serving 8 or fewer residents, a general education development diploma or high school diploma and 2 years direct care or administrative experience in the human services field.

Description of Violation

The home does not have a current administrator with any of the specified qualifications.

Plan of Correction

Accept

Our new Administrator, [REDACTED], starts [REDACTED]. [REDACTED] has a Masters Degree in Aging and Long Term Care Administration. [REDACTED] PA license [REDACTED]

Completion Date: 06/01/2021

Update - 05/13/2021

SP - 05-13-2021 - Home will ensure any administrator hired has one of the qualifications specified in 2600.53a. Documentation to be made available for Department review.

Document Submission

Implemented

[REDACTED] began as Executive Director on [REDACTED]. [REDACTED] PA nursing home administrator license is attached.

56 - Admin 20 Hours/Week

1. Requirements

2600.

56. Administrator Staffing - The administrator shall be present in the home an average of 20 hours or more per week, in each calendar month.

Description of Violation

The home does not have a current administrator. The previous administrator's last day was on [REDACTED]. The home does not have a staff member that meets administrator qualifications to serve as interim administrator until a new administrator is hired.

Plan of Correction

Accept

New Administrator will begin [REDACTED] and will be present in the home 20 hour or more per week in each calendar month. Our Health Care Coordinator will be working on her Administrator Credentials to help serve as nterim administrator in the event current administrator would leave or be out for an extended period of time. This will be completed in 6 months or less.

Completion Date: 06/01/2021

Document Submission

Implemented

[REDACTED] began as Executive Director on [REDACTED]. He works full-time, 40-hours per week.

64a - Admin Training

1. Requirements

2600.

64.a. Prior to initial employment as an administrator, a candidate shall successfully complete the following:

64a - Admin Training *(continued)*

1. An orientation program approved and administered by the Department.
2. A 100-hour standardized Department-approved administrator training course.
3. A Department-approved competency-based training test with a passing score.
4. Paragraphs (1), (2) and (3) do not apply to an administrator hired or promoted prior to October 24, 2005.

Description of Violation

The home does not have an administrator with any of the specified trainings.

Plan of Correction**Accept**

Our new Administrator, [REDACTED], starts [REDACTED]. [REDACTED] has a Masters Degree in Aging and Long Term Care Administration. [REDACTED] PA license [REDACTED]

Completion Date: 06/01/2021

Update - 05/13/2021

SP - 05-13-2021 - Home will ensure new administrator has all the trainings specified in 2600.64a completed before hire. Documentation to be kept by home and made available for Department review.

Document Submission**Implemented**

[REDACTED] began serving as Executive Director on [REDACTED]. His orientation attendance is attached. As a licensed nursing home administrator in PA, [REDACTED] was not required to complete the 100-hour training course. [REDACTED] competency-based test score is attached.

85a - Sanitary Conditions

1. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 4/26/21 at approximately 9:30am, brown dried drips of unknown liquid are present in the kitchen on the walls in the dishwashing area.

On 4/26/21, the floor surrounding the washing machine in the PC Laundry room is stained with a dark brownish black substance. The floor appears to be saturated with water from a leak in the faucet connections on the wall above the washer and the wall under the faucet is also water damaged, discolored and peeling away. The floor is also deteriorating and appears to be collapsing under the corner of the washer.

On 4/26/21 in unoccupied room [REDACTED] there are two 6-inch in diameter areas of black spotty substance on the wall under the window and ac unit in the room.

Plan of Correction**Directed**

1. Clean and sanitized areas of concern.
2. All connections on washer are secured and floor has been replaced.
3. Dry wall has been cut out for replacement.

SP - 05-13-2021 - Admin or designee will ensure sanitary conditions are maintained in home at all times. Designated staff will conduct daily walkthroughs to ensure compliance with regulation is met.

Completion Date: 05/31/2021

85a - Sanitary Conditions *(continued)***Document Submission****Implemented**

The brown dried drips of liquid on the wall near the dishwasher has been cleaned (image attached). The floor and wall near the washing machine have been replaced (image attached). The EcoLab dispenser has also been replaced (image attached).

The wall under the ac unit in room [REDACTED] has been replaced (image attached).

88a - Surfaces

1. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

On 4/26/21 there is dried brownish water stains on the inside surface of the ceiling light fixtures located in the kitchen dishwashing area.

On 4/26/21, multiple brown stained ceiling tiles were observed throughout the home in the following locations:

- *Hallway ceiling located outside of room [REDACTED]*
- *Hallway ceiling located outside of the 2nd floor maintenance office and exit doors*
- *Ceiling of the memory care living room area*
- *Hallway ceiling located outside of room [REDACTED]*
- *Hallway ceiling located outside of room [REDACTED]*

On 4/26/21 at approximately 11:15am in the PC laundry room, several small puddles of water were observed on the tiled floor created a slipping hazard. Staff of the home confirm that this is due to a leak and the floor had not been recently mopped.

Plan of Correction**Accept**

- 1. Ceiling tiles have been replaced in all areas.*
- 2. Laundry room issues causing leaking have been corrected.*
- 3. Floor in laundry room has been replaced.*

Completion Date: *05/14/2021*

Update - 05/13/2021

SP - 05-13-2021 - Home will ensure floors, walls, ceilings, windows, doors, and surfaces, are clean, in good repair, and free of hazards at all times. Designee will conduct daily walk throughs so compliance is maintained.

Document Submission**Implemented**

The light fixture in the dishwasher area has been replaced (image attached). Ceiling tiles have been replaced in the following areas:

- *Hallway outside of Apts. [REDACTED] and [REDACTED] (images attached)*
- *Ceiling outside of 2nd floor maintenance office and exit doors (images attached)*
- *Ceiling of MC living area, apartments [REDACTED] and [REDACTED] (images attached)*

100a - Exterior - Free of Hazards

1. Requirements

2600.

100.a. The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

Description of Violation

On 4/26/21, the exterior building wall for rooms [REDACTED], has several cracked areas measuring in size from approximately 12 inches to 3-4 feet in length. Parts of the wall are crumbling and missing in several locations along the cracks.

Plan of Correction

Contacting contractors for repairs on the exterior of building. Currently getting quotes.

Completion Date: 07/01/2021

Accept

Update - 05/13/2021

SP 05-13-2021 - Home will ensure exterior of building is in good repair and free of hazards. Cracks in wall will be fixed ASAP. Quotes and repair schedule will be made available for Department review.

Document Submission

We are still working with contractors to repair the side of the building near apartments [REDACTED] and [REDACTED]. Quotes and repair schedule will be made available for Department review.

Implemented

101o - Walls, Floors, Ceilings

1. Requirements

2600.

101.o. The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

Description of Violation

The wall beneath the window and ac unit in unoccupied room [REDACTED] has been cut away due to water damage from a leak in the roof. There is a 6in by 2.5ft hole in the wall where drywall is missing.

In unoccupied room [REDACTED] there is a 6in x 4in hole in the ceiling in the entry hall.

Room [REDACTED] sustained significant flooding from a broken pipe in the ceiling sometime in mid March. On 4/26/21, the room has been gutted to the studs in the hall entryway into the bathroom, the flooring has been removed down to a cement surface and the ceiling has been removed exposing the pipes and wiring in the ceiling. The room is currently unoccupied.

In Room [REDACTED], the side wall and ceiling shows signs of water damage from a roof leak, the paint is bubbling and peeling away from the wall.

Plan of Correction

- 1. Room [REDACTED] will be completed Monday, cut out and replaced drywall.
- 2. Room [REDACTED] will stay as is and utilize as storage space. Once roof is repaired we can finish this room. Roof continues to leak in this room from the roof.
- 3. Entire room [REDACTED] is being repaired will be done by 5/21.

Completion Date: 05/21/2021

Accept

101o - Walls, Floors, Ceilings (continued)

Document Submission**Implemented**

The wall beneath the window and ac unit in apartment [REDACTED] has been replaced (image attached). The hole in apartment [REDACTED] has been fixed (image attached). Apartments [REDACTED] and [REDACTED] will stay as is and be utilized as storage space. Roof continues to leak in these rooms.