





**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Emailing Date: July 1, 2021

██████████, OWNER  
The Fountains at Indiana, LLC  
P.O. Box 607  
Indiana, PA 15701

RE: The Fountains at Indiana, LLC  
2720 West Pike Road  
Indiana, PA, 15701  
LICENSE/COC#: 45298

Dear ██████████:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspection on June 11, 2021 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2600.11(b) or 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of personal care homes or assisted living residences) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie L. Buchenauer".

Jamie L. Buchenauer  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

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

**Facility Information**

Name: *The Fountains at Indiana, LLC* License #: *45298* License Expiration Date:  
Address: *2720 West Pike Road, Indiana, PA 15701*  
County: *INDIANA* Region: *WESTERN*

**Administrator**

Name: [REDACTED] Phone: *724-464-5399* Email: [REDACTED]

**Legal Entity**

Name: *The Fountains at Indiana, LLC*  
Address: *P.O. Box 607, Indiana, PA, 15701*  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *I-1* Date: *06/01/2021* Issued By: *WHITE TOWNSHIP*

**Staffing Hours**

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

**Inspection**

Type: *Partial* Notice: *Announced* BHA Docket #:  
Reason: *New* Exit Conference Date: *06/11/2021*

**Inspection Dates and Department Representative**

*06/11/2021 - On-Site:* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *40* Residents Served: *0*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Entire Building* Capacity: *40* Residents Served: *0*

**Hospice**

Current Residents: *0*

**Number of Residents Who:**

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

**Inspections / Reviews**

*06/11/2021 - Partial*

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *07/09/2021*

Inspections / Reviews *(continued)*

6/30/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *07/07/2021*

6/30/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

89b - Hot Water Temperature

1. Requirements

2600.

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

Description of Violation

The water temperature in the private bathroom in bedroom #200 was 126.3 degrees Fahrenheit at 10:19 a.m.

The water temperature in the private bathroom in bedroom #130 was 126.1 degrees Fahrenheit at 10:42 a.m.

Plan of Correction

Accept

As this is a new building without any residents residing in it, the water temperature was being adjusted throughout the inspection by a staff member to obtain the below 120 degree Fahrenheit regulation 2600.89 (b).

During the inspection it was observed by the staff member adjusting the water temperature that the snack bar area was at 118 degrees Fahrenheit.

The water temperature will continue to be tested and adjusted by staff to reach the regulation 2600.89(b).

Staff will log the water temperature each time it is taken along with where it was taken and make adjustments as needed to comply with regulation 2600.89 (b)

As residents are moved into the facility the water temperature will be monitored daily to ensure that it is below 120 degrees Fahrenheit.

Staff will continue to adjust the water temperature to maintain a water temperature below 120 degrees Fahrenheit.

Staff will document each time the water temperature is taken what the temperature was and what room in the facility the temperature was taken.

Completion Date: 06/30/2021

Document Submission

Implemented

To comply with regulation 2600.89 (b) the administrator or assigned staff member will check the water temperatures and document where and what time the temperature was taken and ensure the temperature is below 120 degrees Fahrenheit. Temperatures will continue to be monitored daily as residents are moved into the empty facility and the temperature will be adjusted according to the use and temperature of the water to ensure that the temperature of the water remains below 120 degrees Fahrenheit.

105g - Lint Removal and Duct Cleaning

1. Requirements

2600.

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

There was an approximate 1/2" accumulation of lint in the lint trap of the right side dryer and an approximate 1/8" accumulation of lint in the lint trap of the left side dryer in the laundry room across from bedroom #220. There were no clothes in the dryers at the time.

105g - Lint Removal and Duct Cleaning (continued)

Plan of Correction

Accept

To comply with regulation 2600.105 (g):

A sign has been posted above each dryer to remind staff to empty lint from lint traps after each load of laundry has been dried.

During staff orientation process each staff member will be educated on the need for the lint traps to be emptied after each load of laundry that is dried.

Staff will also be educated on the risks of a fire due to lint in the dryer traps through Environmental Safety Policies.

Please see attached

Completion Date: 06/30/2021

Document Submission

Implemented

To comply with regulation 2600.105 (g) a sign has been placed above each dryer to remind staff to empty lint traps after each load of laundry has been dried. During the staff orientation process each staff member will be educated on the need for the lint traps to be emptied after each load of laundry to prevent fire hazard. Staff will also be educated through the environmental safety policies on the risk of a fire hazard and to empty lint traps after each load of laundry is dried. please see attached picture.

130d - Interconnected Detectors

1. Requirements

2600.

130.d. If the home serves nine or more residents, there shall be at least one smoke detector on each floor interconnected and audible throughout the home or an automatic fire alarm system that is interconnected and audible throughout the home.

Description of Violation

There were no smoke detectors installed in the 2nd floor furnace/storage room or the second floor office area.

Plan of Correction

Accept

To comply with regulation 2600.130 (d) smoke detectors that are interconnected and audible throughout the home have been installed on the second floor office area and the second floor storage area. Please see the attached pictures.

Completion Date: 06/30/2021

Document Submission

Implemented

To comply with regulation 2600.130 (d) smoke detectors that are interconnected and audible throughout the home have been installed in the second floor office area and the second floor storage area. Please see pictures

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

A fire safety inspection conducted by a fire safety expert has not been completed.

132b - Safety Inspection/Fire Drill (continued)

Plan of Correction

Accept

To comply with the regulation 2600.132 (b), On 4/28/21 The certified fire safety inspector [REDACTED] did a preliminary onsite inspection and has set an evacuation time for the facility.

Yearly fire safety drills and evacuation time with the fire safety expert will be conducted. The administrator will ensure that this is done yearly. Please see attached letter.

Once residents begin to reside in the facility the fire safety expert will be requested to come in and do a fire safety drill with residents. [REDACTED] will observe and document [REDACTED] findings.

Completion Date: 06/30/2021

Document Submission

Implemented

To comply with regulation 2600.132 (b) Certified Fire Safety inspector did a preliminary onsite inspection and has set an evacuation time for the facility. When residents are admitted to the facility (as the facility is currently empty) the administrator will contact the Fire Safety inspector to come back and do a timed Fire Safety Drill.

[REDACTED]

Violation Withdrawn

By: SE Date: 7/1/21