

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *ARK MANOR* License #: *44686* License Expiration: *02/19/2023*
Address: *105 SANDRA DRIVE, DELMONT, PA 15626*
County: *WESTMORELAND* Region: *WESTERN*

Administrator

Name: [REDACTED] Phone: *7244686200* Email: [REDACTED]

Legal Entity

Name: *ARK MANOR LLC*
Address: *105 SANDRA DRIVE, DELMONT, PA, 15626*
Phone: *7244686200* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *06/23/2006* Issued By: *Labor & Industry*

Staffing Hours

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

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint* Exit Conference Date: *03/14/2022*

Inspection Dates and Department Representative

03/14/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *70* Residents Served: *37*

Secured Dementia Care Unit

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

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: *10* Are 60 Years of Age or Older: *34*
Diagnosed with Mental Illness: *9* Diagnosed with Intellectual Disability: *1*
Have Mobility Need: *7* Have Physical Disability: *0*

Inspections / Reviews

03/14/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/28/2022*

03/28/2022 - POC Submission

Inspections / Reviews (*continued*)

Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/30/2022*

03/30/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/31/2022*

03/31/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *03/31/2022*

83a - Indoor Temperature

1. Requirements

2600.

83.a. The indoor temperature, in areas used by the residents, must be at least 70°F when residents are present in the home.

Description of Violation

On 3/14/22, the indoor temperature throughout the home was below 70 degrees as follows:

- Approximately 60.4 degrees at 10:47 a.m. in the study*
- Approximately 64.9 degrees at 11:22 a.m. in the large dining room*
- Approximately 65.6 degrees at 11:28 a.m. in the small dining room*
- Approximately 65 degrees at 11:34 a.m. in the sunroom next to the glass windows*
- Approximately 57.7 degrees at 12:24 p.m. in bedroom 409*
- Approximately 59 degrees at 12:25 p.m. in the hall outside of bedroom 409*

Multiple residents were wearing winter coats and hats inside the home and indicated the home has been cold for several days.

Plan of Correction

Directed

THERE IS A DAILY CHECKLIST FOR BUILDING TEMPS TO BE COMPLETED, ANY TEMPS BELOW 70 DEGREES ARE TO BE IMMEDIATELY REPORTED TO ADMINISTRATION SO HVAC CAN BE CALLED IN TO FIX THE ISSUE.

Within 24 hours of receipt and at least weekly thereafter – A designated staff person will inspect the home for other potential contributors of non-compliant indoor temperatures to at least include: adequate insulation and air leaks on all floors of the home, doors, windows, bathroom and kitchen vents, etc. Remedial action will be taken upon discovery of contributors of non-compliant indoor temperatures. Administration is to be notified immediately of any non-compliant indoor temperatures. -- JRW 3/31/22

Completion Date: 03/31/2022