



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

MAILING DATE: August 12, 2022

[REDACTED]  
ARK MANOR LLC  
105 SANDRA DRIVE  
DELMONT, PA 15626

RE: ARK MANOR  
105 SANDRA DRIVE  
DELMONT, PA, 15626  
LICENSE/COC#: 44686

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on May 24, 2022 and May 25, 2022, of the above facility, we have determined that your submitted plan of correction is not implemented. Correction of these violations in accordance with the specified plan of correction is required. Continued compliance must be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Janine Wenzig".

Janine Wenzig  
Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary

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: 36 Waking Staff: 27

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Complaint, Incident Exit Conference Date: 05/25/2022

**Inspection Dates and Department Representative**

05/24/2022 - On-Site: [REDACTED]  
05/25/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 70 Residents Served: 31

**Secured Dementia Care Unit**

In Home: No Area: Capacity: Residents Served:

**Hospice**

Current Residents: 2

**Number of Residents Who:**

Receive Supplemental Security Income: 16 Are 60 Years of Age or Older: 12  
Diagnosed with Mental Illness: 9 Diagnosed with Intellectual Disability: 1  
Have Mobility Need: 5 Have Physical Disability: 0

**Inspections / Reviews**

**05/24/2022 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 06/25/2022

Inspections / Reviews (*continued*)

07/20/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *07/22/2022*

07/28/2022 - Document Submission

Reviewer: [REDACTED] Follow-Up Type: Follow-Up Date:

## 63d - Certified CPR Staff

## 1. Requirements

2600.

63.d. A staff person who is trained in first aid or certified in obstructed airway techniques or CPR shall provide those services in accordance with his training, unless the resident has a do not resuscitate order.

**Description of Violation**

Staff persons A and B performed cardiopulmonary resuscitation (CPR) on resident #1 when the resident fell and became unresponsive; however, resident #1 had a Do Not Resuscitate (DNR) order. Also, staff person A did not have current training in CPR.

On [REDACTED] date of death, resident #1 fell, [REDACTED] while staff person A was providing care. Staff person A performed CPR on the resident, then staff person B took over performing CPR until paramedics arrived. Paramedics continued CPR and asked if the resident had DNR order. Staff person B checked the resident's record and found the resident's Pennsylvania Orders for Life-Sustaining Treatment (POLST), which indicated DNR. EMS stopped performing CPR and the resident ceased to breathe.

**Plan of Correction****Accept**

New policy put in place that a red sticker was placed on the name plates of each residents rooms to indicate DNR or CPR.

Staff training was held to educate staff that a Green sticker means GO CPR and a Red sticker means STOP DNR.

Moving forward, the sticker policy will be added to the new hire orientation.

**Completion Date:** 06/29/2022

**Not Implemented**

8/10/22

## 89a - Water Pressure

## 1. Requirements

2600.

89.a. The home must have hot and cold water under pressure in each bathroom, kitchen and laundry area to accommodate the needs of the residents in the home.

**Description of Violation**

On 5/25/22, the following showers did not have hot water:

- Purple hall – 400 hall – Wing 4 - Two shower stalls. The water measured approximately 60 degrees.
- Bedroom 100b - private bathroom - only cold running water
- Bedroom 100b - private bathroom - only cold running water

**Plan of Correction****Accept**

[REDACTED] HVAC and Plumbing came and installed new hot water tanks. Regulators were purchased to ensure to have hot and cold water under pressure in each bathroom, kitchen and laundry.

Designated staff will check water pressure and temperatures.

Hot and cold water pressure will be measured daily. - JRW 8/11/22

**Completion Date:** 06/27/2022

**95 - Furniture and Equipment****1. Requirements**

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

**Description of Violation**

*On 5/25/22, the brackets for the towel bar to the right were unsecured and detached from the wall in the bathroom of room 100b.*


**Plan of Correction**

*The towel bar was removed from the bathroom wall.*

**Accept**

*Designated staff will do weekly walkthrough of the facility to check furniture and equipment is in good repair, clean and free of hazards.*

**Completion Date:** 06/30/2022

**Not Implemented** **8/10/22**