

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

December 7, 2022

[REDACTED], PRESIDENT OF MANAGER  
EMBASSY DARLINGTON LLC  
[REDACTED]  
[REDACTED]

RE: LAKEVIEW PERSONAL CARE  
498 LISBON ROAD  
DARLINGTON, PA, 16115  
LICENSE/COC#: 45161

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/24/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: LAKEVIEW PERSONAL CARE License #: 45161 License Expiration: 06/21/2022  
 Address: 498 LISBON ROAD, DARLINGTON, PA 16115  
 County: BEAVER Region: WESTERN

**Administrator**

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

**Legal Entity**

Name: EMBASSY DARLINGTON LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 03/22/1993 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 68 Waking Staff: 51

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint Exit Conference Date: 05/24/2022

**Inspection Dates and Department Representative**

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

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 92 Residents Served: 57  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 5  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 57  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 11 Have Physical Disability: 0

**Inspections / Reviews**

05/24/2022 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 06/18/2022

07/26/2022 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 10/25/2022  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 08/02/2022

Inspections / Reviews *(continued)*

12/07/2022 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/25/2022

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

## 81b - Resident Personal Equipment

## 1. Requirements

2600.

81.b. Wheelchairs, walkers, prosthetic devices and other apparatus used by residents must be clean, in good repair and free of hazards.

## Description of Violation

Resident #2 has an enabler bar that is not attached securely to the bed. There was a gap measuring approximately 6 inches between the mattress and the bar. Additionally, the bar was missing the strap to secure it to the bed. This enabler poses a significant entrapment hazard.

## POC Submission

Accept

On [REDACTED] Resident # 2's enabler bar was removed from her room. This will not be replaced as it does not meet the safety requirements required by the state. The Maintenance Director [REDACTED] will be performing a weekly audit of all residents rooms who have an enabler bar to ensure that it is safely secured to the residents beds and does not pose any type of danger to the residents.

Licensee's Proposed Overall Completion Date: 05/24/2022

## Document Submission

Implemented [REDACTED] - 12/07/2022)

On [REDACTED] Resident # 2's enabler bar was removed from her room. This will not be replaced as it does not meet the safety requirements required by the state. The Maintenance Director [REDACTED] will be performing a weekly audit of all residents rooms who have an enabler bar to ensure that it is safely secured to the residents beds and does not pose any type of danger to the residents.

Licensee's Proposed Overall Completion Date: 05/24/2022

## 89a - Water Pressure

## 2. 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

From [REDACTED] when the tankless hot water system failed, until present, the home does not have sufficient hot water in the home. Multiple staff and resident interviews indicate that the hot water temperature in the home is not sufficient for activities such as bathing, shaving and resident laundry.

## POC Submission

Accept

On [REDACTED] two 100 gallon hot water tanks were installed due to the instant hot water heaters failure. The tanks were turned up to 120 degrees to see if they would be able to supply the community with enough hot water and the water pumps were shut off to see if they were needed as these are now to the community. We did have hot water but it was much cooler when it go to certain parts of the community. My Maintenance Director [REDACTED] turned up the tanks temperature to 140 degrees and then turned on the hot water pumps and we now have enough hot water to supply the entire community with the hot water in each residents room being at 115 degrees. Two new 500 gallon water tanks have been ordered and will be installed in place of the temporary tanks as soon as they are available.

Licensee's Proposed Overall Completion Date: 05/24/2022

## Document Submission

Implemented [REDACTED] - 12/07/2022)

On 5/24/22 two 100 gallon hot water tanks were installed due to the instant hot water heaters failure. The tanks were turned up to 120 degrees to see if they would be able to supply the community with enough hot water and

**89a Water Pressure (continued)**

*the water pumps were shut off to see if they were needed as these are now to the community. We did have hot water but it was much cooler when it go to certain parts of the community. My Maintenance Director [REDACTED] turned up the tanks temperature to 140 degrees and then turned on the hot water pumps and we now have enough hot water to supply the entire community with the hot water in each residents room being at 115 degrees. Two new 500 gallon water tanks have been ordered and will be installed in place of the temporary tanks as soon as they are available.*

**Licensee's Proposed Overall Completion Date: 05/24/2022**