

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

December 28, 2022

[REDACTED], NHA
701 LANSDALE OPERATING LLC
701 LANSDALE AVENUE
LANSDALE, PA, 19446

RE: ST. MARY VILLA FOR INDEPENDENT
& RETIREMENT LIVING
701 LANSDALE AVENUE
LANSDALE, PA, 19446
LICENSE/COC#: 14107

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/16/2022 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: ST. MARY VILLA FOR INDEPENDENT & RETIREMENT LIVING **License #:** 14107 **License Expiration:** 11/03/2022

Address: 701 LANSDALE AVENUE, LANSDALE, PA 19446

County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: 701 LANSDALE OPERATING LLC

Address: 701 LANSDALE AVENUE, LANSDALE, PA, 19446

Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 05/26/1992 **Issued By:** L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 53 **Waking Staff:** 40

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**

Reason: Complaint **Exit Conference Date:** 06/16/2022

Inspection Dates and Department Representative

06/16/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 90 **Residents Served:** 52

Secured Dementia Care Unit

In Home: Yes **Area:** Camillus **Capacity:** 20 **Residents Served:** 17

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 51

Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 1

Have Mobility Need: 1 **Have Physical Disability:** 1

Inspections / Reviews

06/16/2022 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 07/04/2022

07/06/2022 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 12/27/2022

Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 07/16/2022

Inspections / Reviews *(continued)*

12/28/2022 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/27/2022

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

85a - Sanitary Conditions

1. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 6/16/22, the bathroom floors in resident 1's room were wet. Water and urine were all over the floors. The toilet had stains inside and the seat was wet.

The carpets in the Memory Care unit's entrance have large stains that look like water and dirt. The kitchen's entrance floors, as well as all of the hallway carpets have dirt stains.

There was a strong urine odor throughout the memory care unit.

POC Submission

Accept

85a Sanitary conditions shall be maintained.

The bathroom of resident 1 was immediately cleaned and sanitized. Stains on carpet at Memory Care unit entrance was immediately removed. Hallway carpet stains have been removed. Floor at kitchen entrance has been removed. Audit was immediately completed to identify all areas and they were resolved. The causes of the urine odor have been identified and steps are being taken to resolve. Staff educated on importance of maintaining a sanitary environment. Routine rounds will be completed to ensure that all areas maintain sanitary conditions.

Licensee's Proposed Overall Completion Date: 07/27/2022

Document Submission

Implemented - 12/28/2022

85a Sanitary conditions shall be maintained.

The bathroom of resident 1 was immediately cleaned and sanitized. Stains on carpet at Memory Care unit entrance was immediately removed. Hallway carpet stains have been removed. Floor at kitchen entrance has been removed. Audit was immediately completed to identify all areas and they were resolved. The causes of the urine odor have been identified and steps are being taken to resolve. Staff educated on importance of maintaining a sanitary environment. Routine rounds will be completed to ensure that all areas maintain sanitary conditions.

Licensee's Proposed Overall Completion Date: 07/27/2022

86a - Ventilation

2. Requirements

2600.

86.a. All areas of the home that are used by the resident shall be ventilated. Ventilation includes an operable window, air conditioner, fan or mechanical ventilation that ensures airflow.

Description of Violation

There is no operable window, air conditioner, or working vent in resident 1's bathroom to ensure airflow.

POC Submission

Accept

86a All areas of the home that are used by the resident shall be ventilated. Ventilation includes an operable window, air conditioner, fan or mechanical ventilation that ensures airflow.

The bathroom vent of resident 1 was immediately cleaned and repair has been made to ensure that mechanical

86a Ventilation (continued)

ventilation system is operable. Audit was immediately completed and all vents identified have been cleaned and are operable. Staff educated on the importance of ensuring that all areas are ventilated and operable. Routine rounds will be completed to ensure that all areas that are used by the residents are ventilated.

Licensee's Proposed Overall Completion Date: 07/27/2022

Document Submission**Implemented (█ - 12/28/2022)**

86a All areas of the home that are used by the resident shall be ventilated. Ventilation includes an operable window, air conditioner, fan or mechanical ventilation that ensures airflow.

The bathroom vent of resident 1 was immediately cleaned and repair has been made to ensure that mechanical ventilation system is operable. Audit was immediately completed and all vents identified have been cleaned and are operable. Staff educated on the importance of ensuring that all areas are ventilated and operable. Routine rounds will be completed to ensure that all areas that are used by the residents are ventilated.

Licensee's Proposed Overall Completion Date: 07/27/2022