

Department of Human Services  
Bureau of Human Service Licensing

August 5, 2022

[REDACTED]  
ELM TERRACE GARDENS  
660 NORTH BROAD STREET  
LANSDALE, PA, 19446

RE: ELM TERRACE GARDENS  
660 N. BROAD ST., 3RD & 4TH FL  
LANSDALE, PA, 19446  
LICENSE/COC#: 12783

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/11/2022, 07/12/2022, 07/15/2022, 07/21/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

Name: *ELM TERRACE GARDENS* License #: *12783* License Expiration: *06/10/2023*  
Address: *660 N. BROAD ST., 3RD & 4TH FL, LANSDALE, PA 19446*  
County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

Name: *ELM TERRACE GARDENS*  
Address: *660 NORTH BROAD STREET, LANSDALE, PA, 19446*  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *Other* Date: *08/11/1986* Issued By: *Borough of Lansdale*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *111* Waking Staff: *83*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Incident* Exit Conference Date: *07/21/2022*

**Inspection Dates and Department Representative**

07/11/2022 - On-Site: [REDACTED]  
07/12/2022 - Off-Site: [REDACTED]  
07/15/2022 - Off-Site: [REDACTED]  
07/21/2022 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *250* Residents Served: *74*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Aspire* Capacity: *24* Residents Served: *19*

**Hospice**

Current Residents: *0*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *74*  
Diagnosed with Mental Illness: *30* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *37* Have Physical Disability: *0*

## Inspections / Reviews

07/11/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/01/2022*

07/28/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/02/2022*

08/01/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *08/03/2022*

08/05/2022 - Document Submission

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

## 42c - Treatment of Residents

### 1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

#### Description of Violation

Staff person A was seen recording resident 1 with [REDACTED] personal cell phone through the window of the medication room while the resident was standing at the window. The resident was scratching the window and [REDACTED]. The staff person was then seen flipping to another application on [REDACTED] cell phone and posting it on a social media account.

#### Plan of Correction

**Directed**

Staff person A was suspended pending investigation and has since been terminated. Training for all staff provided on dignity, respect, privacy, and resident abuse.

In addition to the above plan of correction: The administrator will privately interview two residents a week for three months and bi-monthly thereafter to ensure residents are treated with dignity and respect. Documentation of interviews shall be kept. [REDACTED] 8/1/22

**Completion Date:** 07/28/2022

#### Document Submission

**Implemented**

Staff person A was suspended pending investigation and has since been terminated. Training for all staff provided on dignity, respect, privacy, and resident abuse.

In addition to the above plan of correction: The administrator will privately interview two residents a week for three months and bi-monthly thereafter to ensure residents are treated with dignity and respect. Documentation of interviews shall be kept. [REDACTED] 8/1/22

## 42s - Privacy

### 1. Requirements

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

#### Description of Violation

On 7/3/22, staff person A was seen recording resident 1 on [REDACTED] personal cell phone while in the medication room and the resident was standing at the window. The resident was scratching the window and [REDACTED] and was in a vulnerable situation. The staff person was then seen flipping to another application on [REDACTED] cell phone and posting it on a social media account.

#### Plan of Correction

**Directed**

Staff person A was suspended pending investigation and has since been terminated. Training for all staff provided on dignity, respect, privacy, and resident abuse.

In addition to the above plan of correction: The administrator will privately interview two residents a week for three months and bi-monthly thereafter to ensure residents are treated with dignity and respect. Documentation of

42s - Privacy (continued)

interviews shall be kept. [REDACTED] 8/1/22

Completion Date: 07/28/2022

Document Submission

Implemented

Staff person A was suspended pending investigation and has since been terminated. Training for all staff provided on dignity, respect, privacy, and resident abuse.

In addition to the above plan of correction: The administrator will privately interview two residents a week for three months and bi-monthly thereafter to ensure residents are treated with dignity and respect. Documentation of interviews shall be kept. [REDACTED] 8/1/22

227g -Support Plan Signatures

1. Requirements

2600.

227.g. Individuals who participate in the development of the support plan shall sign and date the support plan.

Description of Violation

Resident 2 participated in the development of [REDACTED] support plan on [REDACTED]. However, the resident did not date the support plan.

Plan of Correction

Accept

Support plan again reviewed with Resident 2. No changes to the support plan, resident 2 signed and dated. RASP audit completed to ensure for completion of the support plan, monthly audits to continue by administrator.

Completion Date: 07/28/2022

Document Submission

Implemented

Support plan again reviewed with Resident 2. No changes to the support plan, resident 2 signed and dated. RASP audit completed to ensure for completion of the support plan, monthly audits to continue by administrator.