

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

January 10, 2023

[REDACTED], ADMINISTRATOR
DIVINITY MANOR LLC
932-34 NORTH 42ND STREET
PHILADELPHIA, PA, 19104

RE: DIVINITY MANOR
932-34 NORTH 42ND STREET
PHILADELPHIA, PA, 19104
LICENSE/COC#: 13874

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/26/2022 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: *DIVINITY MANOR* License #: *13874* License Expiration: *11/18/2022*

Address: *932 34 NORTH 42ND STREET, PHILADELPHIA, PA 19104*

County: *PHILADELPHIA* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *DIVINITY MANOR LLC*

Address: *932 34 NORTH 42ND STREET, PHILADELPHIA, PA, 19104*

Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: *21* Waking Staff: *16*

Inspection Information

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

Reason: *Complaint* Exit Conference Date: *09/26/2022*

Inspection Dates and Department Representative

09/26/2022 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *30* Residents Served: *21*

Secured Dementia Care Unit

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

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *21* Are 60 Years of Age or Older: *13*

Diagnosed with Mental Illness: *21* Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

09/26/2022 - Partial

Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow Up Date: *10/17/2022*

11/28/2022 POC Submission

Submitted By: [REDACTED] Date Submitted: *01/04/2023*

Reviewer: [REDACTED] Follow Up Type: *POC Submission* Follow Up Date: *12/06/2022*

Inspections / Reviews *(continued)*

01/04/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/04/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 01/16/2023

01/10/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/04/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

187a - Medication Record

1. Requirements

2600.

187.a. A medication record shall be kept to include the following for each resident for whom medications are administered:

1. Resident's name.
2. Drug allergies.
3. Name of medication.
4. Strength.
5. Dosage form.
6. Dose.
7. Route of administration.
8. Frequency of administration.
9. Administration times.
10. Duration of therapy, if applicable.
11. Special precautions, if applicable.
12. Diagnosis or purpose for the medication, including pro re nata (PRN).
13. Date and time of medication administration.
14. Name and initials of the staff person administering the medication.

Description of Violation

Resident #1 is prescribed [REDACTED], [REDACTED]. However, resident's medication administration record does not indicate any diagnosis or purpose for the medications.

Plan of Correction

Accept [REDACTED] - 01/04/2023)

The Administrator has implemented a checklist policy to ensure that all MAR resident sheets have the proper and accurate information also the Pharmacy has been notified to add the diagnosis information on each MAR going forth this will occur on a monthly basis when new MAR sheets are sent out each month and Administrator will audit to ensure proper and accurate record keeping.

Licensee's Proposed Overall Completion Date: 11/30/2022

Implemented [REDACTED] - 01/10/2023)

187b - Date/Time of Medication Admin.

2. Requirements

2600.

187.b. The information in subsection (a)(13) and (14) shall be recorded at the time the medication is administered.

Description of Violation

Resident #2 is prescribed [REDACTED], 1 tablet by mouth every morning. Resident #2's medication administration record does not include the initials of the staff person who administered the medication on 9/26/22 at 7:00 am.

Plan of Correction

Accept [REDACTED] - 01/04/2023)

Administration conducted a quality management meeting on October 13th with all certified medication techs. in regards to properly and accurately recording the MAR. Checks will occur on a daily and monthly basis and the Administrator will be responsible for the accurate keeping and recording of documentation.

Licensee's Proposed Overall Completion Date: 11/30/2022

Implemented [REDACTED] - 01/10/2023)

187b - Date/Time of Medication Admin. (continued)

252 - Record Content

3. Requirements

2600.

252. Content of Resident Records - Each resident's record must include the following information:

1. Name, gender, admission date, birth date and Social Security number.
2. Race, height, weight, color of hair, color of eyes, religious affiliation, if any, and identifying marks.
3. A photograph of the resident that is no more than 2 years old.
4. Language or means of communication spoken or used by the resident.
5. The name, address, telephone number and relationship of a designated person to be contacted in case of an emergency.
10. A record of incident reports for the individual resident.
18. An inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated.
19. An inventory of the resident's property entrusted to the administrator for safekeeping.

Description of Violation

Resident #1's record does not include an inventory of the resident's personal property.

Resident #2's record does not include an inventory of the resident's personal property.

Plan of Correction

Accept (████) - 01/04/2023)

Administrator has revised the resident file checklist which now includes a personal property inventory sheet for all residents, going forth it will be audited on a semi-monthly basis on current residents and updated if needed and all new residents will have a welcome packet which will include all paperwork needed before being admitted to facility Administrator will be responsible for proper record keeping. Also Administrator has implemented an updated inventory checklist which resident 1 and 2 have received, inventory has been completed for both residents on September 27, 2022 and filed in their information portal accordingly.

Licensee's Proposed Overall Completion Date: 11/30/2022

Implemented (████) - 01/10/2023)