

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

January 5, 2023

[REDACTED], OWNER

RE: VINE STREET MANOR  
230 NORTH 65TH STREET  
PHILADELPHIA, PA, 19139  
LICENSE/COC#: 14234

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/17/2022 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:** VINE STREET MANOR **License #:** 14234 **License Expiration:** 12/29/2022  
**Address:** 230 NORTH 65TH STREET, PHILADELPHIA, PA 19139  
**County:** PHILADELPHIA **Region:** SOUTHEAST

## Administrator

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

## Legal Entity

**Name:** KAYMARIE BRIDDELL  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

## Certificate(s) of Occupancy

## Staffing Hours

**Resident Support Staff:** 0 **Total Daily Staff:** 104 **Waking Staff:** 78

## Inspection Information

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Monitoring **Exit Conference Date:** 10/17/2022

## Inspection Dates and Department Representative

10/17/2022 - On-Site [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 84 **Residents Served:** 60

## Secured Dementia Care Unit

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

## Hospice

**Current Residents:** 0

## Number of Residents Who:

**Receive Supplemental Security Income:** 45 **Are 60 Years of Age or Older:** 34  
**Diagnosed with Mental Illness:** 55 **Diagnosed with Intellectual Disability:** 4  
**Have Mobility Need:** 44 **Have Physical Disability:** 4

## Inspections / Reviews

10/17/2022 Partial

**Lead Inspector:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 11/10/2022

11/09/2022 - POC Submission

**Submitted By:** [REDACTED] **Date Submitted:** 12/15/2022  
**Reviewer:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 11/14/2022

Inspections / Reviews *(continued)*

11/29/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/15/2022

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 12/15/2022

01/05/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/15/2022

Reviewer: [REDACTED]

Follow Up Type: Not Required

## 224a - Preadmission Screen Form

**1. Requirements**

2600.

224.a. A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

**Description of Violation**

Resident #1 was admitted to the home on [REDACTED]; however, the resident's preadmission screening form was completed on [REDACTED]

**Plan of Correction****Accept ( [REDACTED] - 11/29/2022)**

Resident #1 was initially scheduled to move into Vine Street Manor on [REDACTED]. Due to resident #1's personal reasons, [REDACTED] ended up not moving into to facility until [REDACTED]. The administrator has reviewed state regulations and understands that a new prescreen was required. As of 09/30/2022, the administrator of Vine Street Manor has been using Tabula Pro, which will alleviate these violations in the future. Also, the home's administrator, director of benefits and medication supervisor will review all new admissions in the future. All new admissions will be reviewed each month for the next 6 months, unless it is determined that an extension is necessary.

**Licensee's Proposed Overall Completion Date: 11/13/2022****Implemented ( [REDACTED] - 01/05/2023)**