



pennsylvania
DEPARTMENT OF HUMAN SERVICES

eMailing Date: November 8, 2022

[REDACTED]
Devonhouse Senior Living, LLC
[REDACTED]

RE: Devonhouse Senior Living
1930 Bevin Drive
Allentown, Pennsylvania 18103
License #: 231150

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on October 20, 2022 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

Jamie F. Buchenauer

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *DEVONHOUSE SENIOR LIVING* License #: *231150* License Expiration:
Address: *1930 BEVIN DRIVE, ALLENTOWN, PA 18103*
County: *LEHIGH* Region: *NORTHEAST*

Administrator

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

Legal Entity

Name: *DEVONHOUSE SENIOR LIVING LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *01/08/2008* Issued By: *Salisbury Twp*
Type: *C-2 LP* Date: *10/20/1989* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *92* Waking Staff: *69*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *10/20/2022*

Inspection Dates and Department Representative

10/20/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *83*

Secured Dementia Care Unit

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

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *83*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *9* Have Physical Disability: *1*

Inspections / Reviews

10/20/2022 - Partial

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

11/01/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/01/2022

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: 11/04/2022

11/02/2022 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/01/2022

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The home did not have a carbon monoxide monitor installed in the laundry room to monitor the gas dryers.

Plan of Correction

Accept ([redacted]) - 11/01/2022

During inspection, the carbon monoxide monitor was installed. Moving forward, Executive Director or designee will ensure carbon monoxide monitor will be present in the laundry room for compliance. Completion date 10/20/2022.

Licensee's Proposed Overall Completion Date: 10/31/2022

Update: 11/01/2022

Please send proof of compliance (picture).

Evidence of Completion

Implemented ([redacted]) - 11/02/2022

See attached.

132b - Safety Inspection/Fire Drill

2. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The home has not had a fire drill or fire safety inspection conducted by a fire safety expert since 2019.

Plan of Correction

Accept ([redacted]) - 11/01/2022

A fire drill supervised by a fire safety expert, [redacted] who is the Fire Inspector for Salisbury Township, was completed on 10/25/2022. The facility passed with a time of 4 minutes and 5 seconds, which was within the required time of 7 minutes and 28 seconds. Executive Director or designee will be responsible for supervised annual drills each year. Completion date 10/25/2022 letter attached.

Licensee's Proposed Overall Completion Date: 10/31/2022

Update: 11/01/2022

Please send proof of compliance (letter).

Evidence of Completion

Implemented ([redacted]) - 11/02/2022

See attached.

132d - Evacuation

3. Requirements

2600.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the home.

Description of Violation

The home did not have current documentation of a maximum safe evacuation time from a fire safety expert within

132d - Evacuation (continued)

the last 12 months. The last time this was documented was 5/30/2019. The home's documented fire drills from December 2021 through September 2022 exceeded 2 ½ minutes.

Plan of Correction**Accept** [REDACTED] **- 11/01/2022)**

Annual supervised fire drill was conducted on 10/25/2022. Township representative, [REDACTED] who is the Fire Inspector, observed the drill. Township representative determined an evacuation time of 7 minutes and 28 seconds for the facility. Executive director or designee will be responsible for ensuring facility meets the requirements of the evacuation time of 7 minutes and 28 seconds during monthly fire drills. Completion date 10/25/2022 letter attached.

Licensee's Proposed Overall Completion Date: 10/31/2022

Update: 11/01/2022

Please send proof of compliance (letter).

Evidence of Completion**Implemented** [REDACTED] **11/02/2022)**

See attached.