

Department of Human Services  
Bureau of Human Service Licensing

October 27, 2022

[REDACTED]  
SPRINGFIELD PCH LLC  
[REDACTED]

RE: SPRINGFIELD CROSSINGS  
463 WEST SPROUL ROAD  
SPRINGFIELD, PA, 19064  
LICENSE/COC#: 14651

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/11/2022, 10/12/2022 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

Please submit documentation verifying compliance in SansWrite as corrective actions are implemented. The Department will review this documentation to determine compliance. Please note that in order for the Department to verify your compliance, you are required to upload documentation into SansWrite AFTER the Plan of Correction has been accepted by the Department, and not with the initial submission of your Plan of Correction.

Submit documentation electronically by **11/16/2022**.

If you need assistance regarding submission of evidence to demonstrate compliance, please contact me at  
or email [REDACTED]

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: *SPRINGFIELD CROSSINGS* License #: *14651* License Expiration: *11/18/2022*  
Address: *463 WEST SPROUL ROAD, SPRINGFIELD, PA 19064*  
County: *DELAWARE* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

Name: *SPRINGFIELD PCH LLC*  
Address: [REDACTED]  
[REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *73* Waking Staff: *55*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Monitoring* Exit Conference Date: *10/12/2022*

**Inspection Dates and Department Representative**

10/11/2022 - Off-Site: [REDACTED]  
10/12/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *84* Residents Served: *66*

**Secured Dementia Care Unit**

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

**Hospice**

Current Residents: *7*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *66*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *7* Have Physical Disability: *0*

**Inspections / Reviews**

**10/11/2022 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/28/2022*

Inspections / Reviews (*continued*)

## 10/27/2022 - POC Submission

Submitted By: [REDACTED] Date Submitted: 10/27/2022  
Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/01/2022

## 10/27/2022 - POC Submission

Submitted By: [REDACTED] Date Submitted: 10/27/2022  
Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 11/16/2022

51 - Criminal Background Check

1. Requirements

2600.

- 51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

The home is currently undergoing renovations. The home does not have criminal background checks for the construction workers who were working unsupervised in the home on 10/12/22.

Plan of Correction

Accept ( [redacted] ) - 10/27/2022

1. Executive Director immediately assigned a community employee with a state approved criminal background check on file. Employee maintained a direct line of supervision of contractors thru the end of the day and completion of contracted project.

Date Completed 10-12-22.

2. Executive Director or DON will update community 3rd party service File to include 3rd party service providers, Vendors, and contractors that may have access to residents within the community. The 3rd party service file is to include professional business license, liability insurance, and policy or procedures for their hiring practices. All required information must be provided prior to services being implemented.

Complete by 11-15-22

3. Community will provide a service acknowledgment form to all parties for acknowledgement of hiring practices must meet state standards for person to be in community. State standards include criminal background check and if warranted fingerprinting of individuals.

Complete by 11-15-22

4. All 3rd party service providers, vendors or contractors in the community must be able to provide required information upon request for community or state compliance review.

5. ED or DON will review 3rd party service file for acknowledgement form once a month x 1 year.

Complete by 11-15-22

Licensee's Proposed Overall Completion Date: 11/15/2022

83a - Indoor Temperature

2. Requirements

2600.

- 83.a. The indoor temperature, in areas used by the residents, must be at least 70°F when residents are present in the home.

Description of Violation

On 10/12/22 at 9:48 am, when residents were present in the home, the temperature in the third floor tv room was 67 degrees Fahrenheit.

Plan of Correction

Accept ( [redacted] ) - 10/27/2022

Community reached out to service technician that completed new roof top installation. Technician was able to identify system installation didn't include small element needed for effective system operation. Regional Maintenance Director was advised that the element has-been ordered and will be delivered to community when received.

Completed 10-12-22

Community H&C R2 unit installation has been completed with the unit being fully operational. Springfield Township has been notified of the installation with the Building Inspector ( [redacted] ) completing the inspection of the unit this morning. to schedule an inspection with the community.

83a - Indoor Temperature (continued)

Completed 10-25-22

Maintenance or Maintenance Assistance will complete temperature checks of the community 3x a week for 6 months to ensure the community is maintaining regulated temperature throughout the community.

Completed 10-25-22

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

86b - Bathroom

3. Requirements

2600.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

Description of Violation

The bathroom in [redacted] does not have an operable window or ventilation fan.

The bathroom in [redacted] does not have an operable window or ventilation fan.

Plan of Correction

Accept ([redacted] - 10/27/2022)

1. ED and Maintenance Director walked community and determined community roof top ventilation system is operational, providing the entire community, to include rooms and bathrooms with proper ventilation. Bathroom vent inadvertently closed by occupant or housekeeping when cleaning.

Completed 10-12-22

2. Maintenance Director went to resident bathroom and determined that either the occupant or housekeeping may have inadvertently close vent when cleaning. Community to place guard on all bathroom vents to keep them open in the future.

Complete by 11-15-22

3. Maintenance will complete random room audits that consists of at least 4 rooms per floor per week for next 6 month to ensure Guard effective in preventing bathroom vents from being closed.

Completed 10-25-22

4. ED or Maintenance Director to provide housekeeping an in-service on the importance of ensuring they re-open vents after cleaning them.

Complete by 10-30-22

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