

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

January 17, 2024

██████████ ADMINISTRATOR
LABOR OF LOVE INC
2029 NORTH 62ND STREET
PHILADELPHIA, PA, 19151

RE: LABOR OF LOVE-BUILDING 1
2029 NORTH 62ND STREET
PHILADELPHIA, PA, 19151
LICENSE/COC#: 14557

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/11/2023 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,

██████████

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: *LABOR OF LOVE-BUILDING 1* License #: *14557* License Expiration: *07/22/2024*
 Address: *2029 NORTH 62ND STREET, PHILADELPHIA, PA 19151*
 County: *PHILADELPHIA* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *LABOR OF LOVE INC*
 Address: *2029 NORTH 62ND STREET, PHILADELPHIA, PA, 19151*
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-3 SP* Date: *02/26/1987* Issued By: *City of Phila*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *9* Waking Staff: *7*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
 Reason: *Renewal* Exit Conference Date: *12/11/2023*

Inspection Dates and Department Representative

12/11/2023 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *11* Residents Served: *9*

Secured Dementia Care Unit
 In Home: *No* Area: Capacity: Residents Served:

Hospice
 Current Residents: *0*

Number of Residents Who:
 Receive Supplemental Security Income: *6* Are 60 Years of Age or Older: *8*
 Diagnosed with Mental Illness: *6* Diagnosed with Intellectual Disability: *1*
 Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

12/11/2023 - Full
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *12/28/2023*

12/29/2023 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *01/08/2024*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *01/10/2024*

Inspections / Reviews (*continued*)

01/17/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/08/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

3c - Post Current License

1. Requirements

2600.

3.c. The personal care home shall post the current license, a copy of the current license inspection summary issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.

Description of Violation

On 12/11/2023 at 9:00am, the home's current license inspection summary, dated 5/23/2022, was not posted in a conspicuous and public place in the home. Additionally, the license displayed was for the wrong home, Labor of Love-Building 2. The correct license for Building 1 was directly behind it.

Plan of Correction

Accept [redacted] - 12/29/2023)

We keep the licenses for all 3 of our facilities at 2029. When we had our inspection for Building #2 in August of 2023 the license for 2037 was put in front of the license for 2029. This error was corrected on site. The administrator will check daily for future compliance.

Licensee's Proposed Overall Completion Date: 12/24/2023

Implemented ([redacted] 01/17/2024)

89b - Hot Water Temperature

2. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

On 12/11/2023 at 11:47am, the hot water temperature in the second-floor bathroom sink measured 129.3 degrees Fahrenheit. At 11:52am, the third-floor bathroom sink measured 128.8 degrees Fahrenheit.

Plan of Correction

Accept [redacted] - 12/29/2023)

Ore plumber was working on the 1st floor bathroom shower in November. I remember that after [redacted] fixed the tilework and shower seat that the water in the shower was cold. [redacted] must have adjusted the hot water tank. The water temperate in the hot water tank has been adjusted and is now at 115 degrees, by the administrator. The administrator will have staff check water temperatures weekly for future compliance, starting immediately.

Proposed Overall Completion Date: 12/24/2023

Licensee's Proposed Overall Completion Date: 12/24/2023

Implemented ([redacted] - 01/17/2024)

109b - Rabies Vaccination

4. Requirements

2600.

109.b. Cats and dogs present at the home shall have a current rabies vaccination. A current certificate of rabies vaccination from a licensed veterinarian shall be kept.

Description of Violation

On 12/11/2023, a shorthaired domestic cat named Beyonce was present at the home. The cat's certificate of rabies vaccination expired on 10/12/23.

Plan of Correction

Accept [redacted] - 12/29/2023)

Grave oversight on my part. The animal in question received her new vaccine on Dec. 20, 2023. The administrator

109b - Rabies Vaccination (continued)

will check quarterly for future compliance, starting immediately.

Proposed Overall Completion Date: 12/24/2023

Licensee's Proposed Overall Completion Date: 12/24/2023

Implemented (████) - 01/17/2024)

132b - Safety Inspection/Fire Drill**5. 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 last fire drill and fire safety inspection observed by a fire safety expert was conducted on 10/28/2022.

Plan of Correction

Directed (████) - 12/29/2023)

The fire liaison along with the fire company (Engine #54) were contacted in the beginning of Oct. 2023, so that we could stay in compliance. Unfortunately, I guess because of actual fire emergencies our facility kept being rescheduled to a later date. The fire company has since done a fire safety inspection, on 12/21/23, of all of our facilities and has passed all of them. In the future the administrator will initiate the fire safety 2 months in advance of the expiration date and check quarterly for future compliance.

Proposed Overall Completion Date: 12/24/2023

Directed Completion Date: 12/24/2023

Implemented (████) - 01/17/2024)

132f - Alternate Exit Routes**6. Requirements**

2600.

132.f. Alternate exit routes shall be used during fire drills.

Description of Violation

The front door was the only exit route used during the fire drills held from May to August 2023.

Plan of Correction

Accept (████) - 12/29/2023)

The administrator has talked with all staff members, 12/18/23, about alternating egresses and will check monthly for future compliance.

Proposed Overall Completion Date: 12/24/2023

Licensee's Proposed Overall Completion Date: 12/24/2023

Implemented (████) - 01/17/2024)