

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

May 16, 2024

[REDACTED]
LANDINGS OPCO1, LLC
[REDACTED]
[REDACTED]

RE: MORNINGSIDE HOUSE OF
COLLEGEVILLE
1421 SOUTH COLLEGEVILLE ROAD
COLLEGEVILLE, PA, 19426
LICENSE/COC#: 15106

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/01/2024 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: *MORNINGSIDE HOUSE OF COLLEGEVILLE* License #: *15106* License Expiration: *03/05/2025*
Address: *1421 SOUTH COLLEGEVILLE ROAD, COLLEGEVILLE, PA 19426*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *LANDINGS OPCO1, LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *06/30/2016* Issued By: *Upper Providence Township*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *118* Waking Staff: *89*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint* Exit Conference Date: *05/01/2024*

Inspection Dates and Department Representative

05/01/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: <i>110</i>	Residents Served: <i>75</i>		
Secured Dementia Care Unit			
In Home: <i>Yes</i>	Area: <i>Legacy House</i>	Capacity: <i>35</i>	Residents Served: <i>28</i>
Hospice			
Current Residents: <i>4</i>			
Number of Residents Who:			
Receive Supplemental Security Income: <i>0</i>	Are 60 Years of Age or Older: <i>75</i>		
Diagnosed with Mental Illness: <i>10</i>	Diagnosed with Intellectual Disability: <i>0</i>		
Have Mobility Need: <i>43</i>	Have Physical Disability: <i>30</i>		

Inspections / Reviews

05/01/2024 - Partial
Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/19/2024*

05/16/2024 - POC Submission
Submitted By: [REDACTED] Date Submitted: *05/16/2024*
Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *05/26/2024*

Inspections / Reviews (*continued*)

05/16/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/16/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

89a - Water Pressure

1. Requirements

2600.

89.a. The home must have hot and cold water under pressure in each bathroom, kitchen and laundry area to accommodate the needs of the residents in the home.

Description of Violation

On 5/1/2024, the home did not have sufficient hot water to the kitchen.

Plan of Correction

Accept [REDACTED] - 05/16/2024)

On 4/17/2024 a new gas heater was ordered with a 6–8-week turnaround time. On 5/3/2024 a temporary hot water heater was installed until permanent new gas heater arrives. Maintenance to monitor temperatures of hot water weekly in the kitchen and make adjustments as necessary for 4 weeks. Maintenance to report findings in the next quarterly quality assurance meeting on 6/26/24.

Licensee's Proposed Overall Completion Date: 05/13/2024

Implemented [REDACTED] - 05/16/2024)

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 5/1/2024, the hot water temperature at the 2nd floor bistro measured 123.6 degrees Fahrenheit.

Plan of Correction

Accept [REDACTED] - 05/16/2024)

The hot water was immediately adjusted to 119 degrees while surveyor still in the community, Maintenance will monitor the bistro weekly for the next 4 weeks, and report findings in the next quarterly quality assurance meeting on 6/26/24.

Licensee's Proposed Overall Completion Date: 05/13/2024

Implemented [REDACTED] - 05/16/2024)

163a - Food Service Hand Washing

3. Requirements

2600.

163.a. Staff persons, volunteers and residents involved in the storage, preparation, serving and distributing of food shall wash their hands with hot water and soap prior to working in the kitchen areas and after using the bathroom.

Description of Violation

On 4/17/2024, the hot water heater for the kitchen became inoperable. The kitchen cook, servers, and dishwasher are unable to wash their hands using hot water.

Plan of Correction

Accept [REDACTED] - 05/16/2024)

All kitchen staff were in-serviced on 5/3/24 on proper hand washing and asked to utilize other areas to wash hands until hot water was repaired in the kitchen. Dining Director or designee will monitor hand washing for 4 weeks and report findings in next quarterly quality assurance meeting on 6/26/24.

Licensee's Proposed Overall Completion Date: 05/13/2024

163a - Food Service Hand Washing (continued)

Implemented [REDACTED] - 05/16/2024)

163b - Sanitary Practices

4. Requirements

2600.

163.b. Staff persons, volunteers and residents shall follow sanitary practices while working in the kitchen areas.

Description of Violation

Currently the kitchen staff are unable to wash their hands in hot water while working in the kitchen. The hot water heater is inoperable.

Plan of Correction

Accept [REDACTED] - 05/16/2024)

All kitchen staff were in-serviced on 5/3/24 on proper hand washing and asked to utilize other areas to wash hands until hot water was repaired in the kitchen. Dining Director or designee will monitor hand washing for 4 weeks and report findings in next quarterly quality assurance meeting on 6/26/24.

Licensee's Proposed Overall Completion Date: 05/13/2024

Implemented [REDACTED] - 05/16/2024)