

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

September 23, 2024

[REDACTED], CHIEF OPERATING OFFICER
HSRE-WATERS OF PETERS VII, LLC
[REDACTED]

RE: THE WATERS OF MCMURRAY
441 VALLEY BROOK ROAD
MCMURRAY, PA, 15317
LICENSE/COC#: 45278

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/08/2024 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: *THE WATERS OF MCMURRAY* License #: *45278* License Expiration: *02/09/2025*
 Address: *441 VALLEY BROOK ROAD, MCMURRAY, PA 15317*
 County: *WASHINGTON* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *HSRE-WATERS OF PETERS VII, LLC*
 Address: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *107* Waking Staff: *80*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint, Incident* Exit Conference Date: *08/08/2024*

Inspection Dates and Department Representative

08/08/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *127* Residents Served: *74*

Special Care Unit
 In Home: *Yes* Area: *Memory Care* Capacity: *21* Residents Served: *15*

Hospice
 Current Residents: *5*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *74*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *33* Have Physical Disability: *0*

Inspections / Reviews

08/08/2024 Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/09/2024*

09/11/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: *09/20/2024*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/18/2024*

Inspections / Reviews *(continued)*

09/17/2024 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/20/2024

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 09/24/2024

09/23/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/20/2024

Reviewer: [REDACTED]

Follow Up Type: Not Required

42k Resident record access

1. Requirements

2800.

42.k. A resident and the resident's designated person, and other individuals upon the resident's written approval shall have the right to access, review and request corrections to the resident's record.

Description of Violation

On [REDACTED] resident #1's husband requested to review the resident's record. The home did not grant access to the resident's record until [REDACTED] when staff person A, the [REDACTED], was present in the home.

Plan of Correction

Accept [REDACTED] - 09/17/2024)

In response to the violation on 08/08/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 08/09/2024 by the Executive Director and Director of Health and Wellbeing to review any current requests for records and ensure that access was granted in a timely manner.

To enhance the currently compliant operations, on 08/09/2024 the Executive Director and Director of Health and Wellbeing will educate nurses on Regulation 2800.42(k) along with company policies and procedures regarding release of resident records, and will keep documentation of education in accordance with Regulation 2800.65(i), with a completion date of 09/16/2024.

Effective 09/03/2024 the Executive Director or her designee will perform monthly audits through 12/31/2024 to maintain ongoing compliance with ensuring each resident and the resident's designated person, and other individuals upon the resident's written approval have the right to access, review and request corrections to the resident's record. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 09/16/2024

Implemented [REDACTED] - 09/23/2024)

42s Privacy - self/possessions

2. Requirements

2800.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

On [REDACTED] between [REDACTED], direct care staff person B was observed on the camera installed in resident #2's living unit entering the resident's living unit and taking resident to dinner. However, approximately 10 minutes later, staff person B was observed via the camera re-entering the resident's living unit alone and was heard off camera opening, closing and rifling through drawers in the resident's roll top desk. Staff person B then entered the resident's bedroom area and was observed exiting through the connected bathroom door then leaving the living unit carrying a manilla folder that [REDACTED] did not have upon entering the resident's living unit. Staff person B then relocked the living unit entry door from the hall.

42s Privacy - self/possessions (continued)

Plan of Correction

Accept [REDACTED] - 09/17/2024)

In response to the violation on 08/08/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 07/29/2024 by the Executive Director to suspend the team member pending investigation. Adult Protective Services were notified, police report was filed and incident report was filed with BHSL. Family was already aware as they were the ones that saw it occur on the camera that they had installed in residents apartment.

To enhance the currently compliant operations, on 07/31/2024 the Director of Health and Wellbeing will provide education to the team on resident rights and documentation of this education will be kept in accordance with Regulation 2800.65(i). Upon further investigation, staff member was released from her position, with a completion date of 09/16/2024.

Effective 08/01/2024 the Executive Director or her designee will perform monthly 4 resident interviews/audits through 12/31/2024 to maintain ongoing compliance with ensuring each resident has the right to privacy of self and possessions, and privacy is provided to the resident during bathing, dressing, changing and medical procedures. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 09/16/2024

Implemented ([REDACTED] - 09/23/2024)

82c Locked poisons

3. Requirements

2800.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the residence are able to safely use or avoid poisonous materials.

Description of Violation

At 1:37 p.m., the following poisons were present in the unlocked cabinet above the kitchen sink in resident living unit #129 on the home's Secure Care Unit (SCU) which is occupied by resident #3:

**22 fl oz nearly empty bottle of Lysol Antibacterial Laundry Refresher with warning: if in eyes – Call a Poison control Center or doctor for treatment advice.*

**Lysol Air sanitizer aerosol spray with warning: If in eyes, ... rinse ... Call a Poison Control Center or doctor for treatment advice*

**Container of Clorox disinfecting wipes with warning: If in eyes – Call a poison control center for treatment advice.*

At 1:47 p.m., the following items were in the unlocked cabinet above the kitchen sink in resident living unit #131 on the home's SCU which is occupied by resident #4:

**6.2 oz OxiClean Max Force laundry stain remover gel stick with warning: Harmful if swallowed. First aid: in case of eye contact flush eyes immediately ... if swallowed drink a glass of water. Contact a physician.*

**75 pack canister of Giant Eagle disinfecting wipes with warning: If in eyes: . . . Call a Poison Control Center or doctor for treatment advice.*

At 1:57 p.m., the following items were in the unlocked double cabinet under the kitchen sink in resident living unit [REDACTED] on the home's SCU which is occupied by resident #5:

**Nearly full container of Radiance Disinfectant wipes lemon scented 75 wipes with warning: If in eyes: . . . rinse . . .*

82c Locked poisons (continued)

Call a poison control center or doctor for treatment advice.

*A partially full 75 count Clorox disinfecting wipes with warning First aid: if in eyes, rinse ... Call a Poisons Control Center for treatment advice.

*Small 8 count canister of Wipe Out antibacterial wipes lemon scent with warning: if swallowed, get medical help or contact a poisons control center right away.

Repeat Violation 11/15/22 et al.

Plan of Correction

Accept [redacted] - 09/17/2024)

In response to the violation on 08/08/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 08/08/2024 by the Director of Health and Wellbeing to remove all of the above mentioned poisonous items from the residents apartments.

To enhance the currently compliant operations, on 08/09/2024 the Executive Director and Director of Health and Wellbeing will educate all team members on Regulation 82 a, b and c (Poisons) and documentation of this education will be kept in accordance with Regulation 2800.65(i).

Notifications were also sent out to all Memory Care families reminding them that all poisons must be kept locked and inaccessible in their loved ones apartments, with a completion date of 09/16/2024.

Effective 08/08/2024 the Executive Director or her designee will perform 3 5 times a week audits through 12/31/2024 to maintain ongoing compliance with keeping poisonous materials locked and inaccessible to residents unless all of the residents living in the residence are able to safely use or avoid poisonous materials. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 09/16/2024

Implemented [redacted] - 09/23/2024)

101i Access

4. Requirements

2800.

101.i. A resident shall have access to his living unit at all times.

Description of Violation

According to direct care staff persons, on multiple occasions, agency staff person C, would not allow the resident assistants to put residents on the special care unit (SCU) to bed before 8:00 p.m. regardless of how early they are woken up in the morning, if they were asking to go to bed, or if they were falling asleep in chairs. If staff person C happened to come onto the SCU and saw that residents were in bed earlier than 8:00 p.m., [redacted] would insist that the resident assistants get the residents back out of bed.

Plan of Correction

Accept [redacted] - 09/17/2024)

In response to the violation on 08/08/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 06/03/2024 by the Executive Director to no longer have that agency staff person come to the community.

101i Access (continued)

To enhance the currently compliant operations, on 08/09/2024 the Director of Health and Wellbeing will reeducate the team on residents rights along with encouraging them to come to the Director of Health and Wellbeing or Executive Director if they do not agree with that they are being told by someone with documentation of education kept in accordance with Regulation 2800.65(i), with a completion date of 09/16/2024.

Effective 09/03/2024 the Executive Director or her designee will perform 3 monthly staff interviews through 12/31/2024 to maintain ongoing compliance with ensuring each resident has access to his living unit at all times. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 09/16/2024

Implemented () - 09/23/2024)

183b Medications and syringes locked

5. Requirements

2800.

183.b. Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's living unit.

Description of Violation

At (), there was a box of 18 caplets of () with 6 caplets remaining in the unlocked cupboard above the kitchen sink in resident #3's living unit () on the home's Secure Care Unit (SCU). There was no name or pharmacy label on the medication. Resident #3 is not assessed as able to self-administer medications.

Plan of Correction

Accept () - 09/17/2024)

In response to the violation on 08/08/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 08/08/2024 by the Director of Health and Wellbeing to remove all of the above mentioned poisonous item from the residents apartments.

To enhance the currently compliant operations, on 08/09/2024 the Executive Director and Director of Health and Wellbeing will educate all team members on Regulation 82 a, b and c (Poisons) and Regulation 183b (Medications and Syringes Locked) and documentation of this education will be kept in accordance with Regulation 2600.65(i). Notifications were also sent out to all Memory Care families reminding them that all poisons must be kept locked and inaccessible in their loved ones apartments, with a completion date of 09/16/2024.

Effective 08/09/2024 the Executive Director or her designee will perform 3-5 times a week audits through 12/31/2024 to maintain ongoing compliance with prescription medications, OTC medications, CAM and syringes being kept in an area or container that is locked. This includes keeping medications and syringes in the resident's living unit. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 09/16/2024

Implemented () - 09/23/2024)