



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**Sent via e-mail kaymarie33@aol.com**  
**Sent via e-mail brittanymdungey@gmail.com**  
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**December 6, 2024**

████████████████████  
President  
████████████████████  
████████████████████  
████████████████████

RE: Vine Street Manor  
230 North 65th Street  
Philadelphia, Pennsylvania 19139  
License #: 14234

Dear ██████████:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department) review on November 18, 2024 and December 6, 2024 of the above facility, we have determined that your submitted plan of correction for the October 2 and 7, 2024 inspection is not fully implemented. Correction of these violations in accordance with the specified plan of correction is required. Continued compliance must be maintained.

Sincerely,

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Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary

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

**Facility Information**

Name: VINE STREET MANOR License #: 14234 License Expiration: 11/14/2024  
Address: 230 NORTH 65TH STREET, PHILADELPHIA, PA 19139  
County: PHILADELPHIA Region: SOUTHEAST

**Administrator**

Name: [REDACTED]

**Legal Entity**

Name: KAYMARIE BRIDDELL  
Address: [REDACTED]

**Certificate(s) of Occupancy**

Type: Other Date: 09/07/2018 Issued By: Phila L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 64 Waking Staff: 48

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Incident, Monitoring Exit Conference Date: 10/02/2024

**Inspection Dates and Department Representative**

10/02/2024 On Site: [REDACTED]  
10/07/2024 On Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 84 Residents Served: 61

**Secured Dementia Care Unit**

In Home: No Area: Capacity: Residents Served:

**Hospice**

Current Residents: 0

**Number of Residents Who:**

Receive Supplemental Security Income: 48 Are 60 Years of Age or Older: 41  
Diagnosed with Mental Illness: 61 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 3 Have Physical Disability: 1

## Inspections / Reviews

10/02/2024 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: 11/09/2024

11/12/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/22/2024

Reviewer: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: 11/17/2024

11/18/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/22/2024

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: 11/22/2024

12/06/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/22/2024

Reviewer: [REDACTED]

Follow-Up Type: *Exception*

## 252 - Record Content

**1. Requirements**

2600.

252. Content of Resident Records - Each resident's record must include the following information:

3. A photograph of the resident that is no more than 2 years old.

**Description of Violation**

*Resident 1's record does not include a photograph of the resident that is no more than two years old. The photo in the resident's record is from [REDACTED].*

*Repeat Violation Date: 8/7/24 et al*

**Plan of Correction****Do Not Accept** ([REDACTED] - 11/12/2024)

*The photo in resident #1's file was dated [REDACTED] which was not expired at the time of the inspection. During the inspection, the inspectors took resident #1's file which contained both an old photo of the resident and a new photo of the resident. The inspector took a picture of the old photo of resident #1 instead of the new one. However, resident #1's photo was updated on [REDACTED] by the acting administrator. The administrator and consultant will continue to conduct the monthly reviews of all resident files to ensure that they are current and reflect any significant changes in resident behavior or condition.*

**Licensee's Proposed Overall Completion Date: 11/08/2024**

**Update: 11/12/2024**

*Please indicate the date monthly reviews will begins.*

**Plan of Correction****Accept** ([REDACTED] - 11/18/2024)

*The photo in resident #1's file was dated [REDACTED] which was not expired at the time of the inspection. During the inspection, the inspectors took resident #1's file which contained both an old photo of the resident and a new photo of the resident. The inspector took a picture of the old photo of resident #1 instead of the new one. However, resident #1's photo was updated on [REDACTED] by the acting administrator. The administrator will continue to conduct the monthly reviews of all resident files to ensure that they are current and reflect any significant changes in resident behavior or condition. The monthly audits of resident files began on 11/15/2024.*

**Licensee's Proposed Overall Completion Date: 11/15/2024**

**Evidence of Completion****Not Implemented** ([REDACTED] - 12/06/2024)

*See attached.*