

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

January 23, 2025

[REDACTED], NURSING HOME ADMINISTRATOR
ARBUTUS PARK MANOR INC
207 OTTAWA STREET
JOHNSTOWN, PA, 15904

RE: ARBUTUS PARK MANOR
207 OTTAWA STREET
JOHNSTOWN, PA, 15904
LICENSE/COC#: 30006

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/02/2025 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: *ARBUTUS PARK MANOR* License #: *30006* License Expiration: *12/03/2024*
 Address: *207 OTTAWA STREET, JOHNSTOWN, PA 15904*
 County: *CAMBRIA* Region: *CENTRAL*

Administrator

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

Legal Entity

Name: *ARBUTUS PARK MANOR INC*
 Address: *207 OTTAWA STREET, JOHNSTOWN, PA, 15904*
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-1* Date: *01/04/1985* Issued By: *Department of Health*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *28* Waking Staff: *21*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
 Reason: *Renewal, Incident* Exit Conference Date: *01/02/2025*

Inspection Dates and Department Representative

01/02/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *35* Residents Served: *27*

Secured Dementia Care Unit

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

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *27*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *1*
 Have Mobility Need: *1* Have Physical Disability: *2*

Inspections / Reviews

01/02/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *01/17/2025*

01/22/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: *01/22/2025*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *01/29/2025*

Inspections / Reviews *(continued)*

01/23/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/22/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

105g - Lint Removal and Duct Cleaning

1. Requirements

2600.

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

On 1/2/25, there was approximately 0.5 inch of accumulation of lint in the lint trap of the first commercial dryer in the laundry area. There were no clothes in the dryer at the time.

On 1/2/25, there was approximately 1 inch of accumulation of lint in the lint trap of the second commercial dryer in the laundry area. There were no clothes in the dryer at the time.

The manufacturer's instructions for cleaning the ducts of the home's dryer indicates cleaning annually. However, the home reported no external cleaning of the ducts has been completed within the last year.

Plan of Correction

Accept (█ - 01/22/2025)

1. *First commercial dryer had approximately 0.5 inch of accumulation of lint in the lint trap in the laundry area. There was no cloths in the dryer at the time.
Second commercial dryer had approximately 1 inch of accumulation of lint in the lint trap in the laundry area. There was no cloths in the dryer at the time.
There was no external cleaning of the dryer ducts completed within the last year.*
2. *The laundry and maintenance supervisors did not have anything in place for the ducts to be cleaned yearly and the laundry staff did not clean the lint traps on the dryers after each load.*
3. *Maintenance cleaned the lint traps immediately after being notified of the issue during inspection on 01-02-2025 by the environmental director.*
4. *On 01-02-2025 the laundry supervisor posted signs above the dryers "THE LINT TRAPS MUST BE CLEANED AFTER EACH USE!" as a reminder. The laundry supervisor on 01-02-2025 set up a sign off sheet 1st and 2nd shift to initial when the daily dryer cleaning was done, and the 3rd shift will check the lint trap cleaning daily. (See attached form). This was started on 01-02-2025 and fully implemented by 01-06-2025. Laundry supervisor will check weekly to see this is done.*
5. *On 01-09-2025 The environmental director and maintenance supervisor contacted BCR Handyman Services to come and do the cleaning of the external ducts. The cleaning was started on 01-11-2025 and completed on 01-14-2025. (See attached paper).
Environmental director and maintenance supervisor have set up for BCR Handyman Services to come twice a year to clean the external ducts. The maintenance supervisor will keep the records on the external cleaning and make sure it is done biannually.*
6. *See attached Pictures.*

105g - Lint Removal and Duct Cleaning (*continued*)

Licensee's Proposed Overall Completion Date: 01/17/2025

Implemented (█ - 01/23/2025)