

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

August 26, 2025

[REDACTED], ADMINISTRATOR  
QUALITY ASSISTED CARE INC  
3411 NORTH 17TH STREET  
PHILADELPHIA, PA, 19140

RE: QUALITY ASSISTED CARE  
3411 NORTH 17TH STREET  
PHILADELPHIA, PA, 19140  
LICENSE/COC#: 19305

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/09/2025 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: *QUALITY ASSISTED CARE* License #: *19305* License Expiration: *05/07/2026*  
 Address: *3411 NORTH 17TH STREET, PHILADELPHIA, PA 19140*  
 County: *PHILADELPHIA* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

Name: *QUALITY ASSISTED CARE INC*  
 Address: *3411 NORTH 17TH STREET, PHILADELPHIA, PA, 19140*  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *Other* Date: *02/08/2011* Issued By: *City of Philadelphia*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *15* Waking Staff: *11*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
 Reason: *Renewal* Exit Conference Date: *07/09/2025*

**Inspection Dates and Department Representative**

*07/09/2025 - On-Site:* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: *15* Residents Served: *15*

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

**Hospice**  
 Current Residents: *0*

**Number of Residents Who:**  
 Receive Supplemental Security Income: *15* Are 60 Years of Age or Older: *8*  
 Diagnosed with Mental Illness: *15* Diagnosed with Intellectual Disability: *0*  
 Have Mobility Need: *0* Have Physical Disability: *0*

**Inspections / Reviews**

**07/09/2025 - Full**  
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/01/2025*

**08/14/2025 - POC Submission**  
 Submitted By: [REDACTED] Date Submitted: *08/24/2025*  
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *08/24/2025*

Inspections / Reviews *(continued)*

08/26/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/24/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

57b - 1 Hour/Day

1. Requirements

2600.

57.b. Direct care staff persons shall be available to provide at least 1 hour per day of personal care services to each mobile resident.

Description of Violation

On 7/5 and 7/6/2025, there were 15 residents in the home, requiring a minimum of 15 hours of direct care service. On these days, only 13 hours of direct care staffing were provided.

Plan of Correction

Accept ( [redacted] ) - 08/14/2025)

As of 07/09/2025, the current revolving staff schedule has been updated by the administrator to reflect the corrected daily direct care staffing hours that are required by regulation. To ensure continued compliance with this regulation, the administrator will monitor the staffing schedule weekly to ensure it remains in compliance when changes or adjustments are made.

Licensee's Proposed Overall Completion Date: 08/01/2025

Implemented ( [redacted] ) - 08/26/2025)

88a - Surfaces

2. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

On 7/9/2025, there was a large, uneven blotch of white paint splattered over the beige paint of the wall in the third-floor hallway. The walls of the stairwell between the second and third floors were water-damaged, swelling and off-color in various spots. There were scuff marks on the walls throughout the home. There was a black rust stain around the drain of the first-floor bathtub.

Plan of Correction

Directed ( [redacted] ) - 08/14/2025)

on July 9, 2025, the administrator explained to the inspector that the walls on the second and third floor hallway and throughout the building were going through a phase of repair, including painting, with an estimated time of completion of 8/12/2025. as of 07/11/2025, the first floor bathtub rust stain has been repaired and corrected by the maintenance personnel. To prevent this violation from recurring, the leaky shower faucet washer was also replaced.

Directed Plan of Correction (slw 8/12/25):

-The administrator will send a copy of the invoice for the completion of the construction project for the Departments review.

-The administrator will conduct monthly physical site inspections to ensure repairs are completed timely, starting immediately.

Proposed Overall Completion Date: 08/01/2025

Directed Completion Date: 08/22/2025

88a - Surfaces (continued)

Implemented ( [redacted] ) - 08/26/2025

105g - Lint Removal and Duct Cleaning

5. 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 7/9/2025 at 9:46 am, there was a thick accumulation of lint in the lint trap of the dryer in the basement. There were no clothes in the dryer at the time.

Plan of Correction

Accept ( [redacted] ) - 08/14/2025

On July 9, 2025, after becoming aware of this accumulation of lint. In the link trap, I was immediately remove by the administrator. To ensure continued compliance, the staff responsible for laundry was instructed that upon each use of the dryer, the lint trap must be clean. The administrator will also monitor the dryer as needed on a regular basis, starting 8/1/25.

Proposed Overall Completion Date: 08/01/2025

Licensee's Proposed Overall Completion Date: 08/01/2025

Implemented ( [redacted] ) - 08/26/2025