

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

September 16, 2025

[REDACTED]
STABON MANOR PERSONAL CARE HOME, INC.
[REDACTED]
[REDACTED]

RE: STABON MANOR PERSONAL CARE
HOME
1555 HAAK STREET
READING, PA, 19602
LICENSE/COC#: 20512

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/22/2025, 07/25/2025, 07/28/2025, 07/30/2025 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: STABON MANOR PERSONAL CARE HOME **License #:** 20512 **License Expiration:** 04/21/2026
Address: 1555 HAAK STREET, READING, PA 19602
County: BERKS **Region:** NORTHEAST

Administrator

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

Legal Entity

Name: STABON MANOR PERSONAL CARE HOME, INC.
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 08/18/1991 **Issued By:** L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 102 **Waking Staff:** 77

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 08/04/2025

Inspection Dates and Department Representative

07/22/2025 - On-Site: [REDACTED]
 07/25/2025 - Off-Site: [REDACTED]
 07/28/2025 - Off-Site: [REDACTED]
 07/30/2025 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 160 **Residents Served:** 102

Secured Dementia Care Unit

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

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 82 **Are 60 Years of Age or Older:** 73
Diagnosed with Mental Illness: 71 **Diagnosed with Intellectual Disability:** 24
Have Mobility Need: 0 **Have Physical Disability:** 6

Inspections / Reviews

07/22/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/28/2025

Inspections / Reviews (*continued*)

09/09/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/12/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 09/11/2025

09/16/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/12/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

42b - Abuse

1. Requirements

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

As per interviews with staff and residents of the home, Resident [redacted] had a history of verbal aggression toward both staff and residents. On [redacted] roommate Resident [redacted] told staff that Resident [redacted] threatened to bust [redacted] head open as resident [redacted] was making noise while sleeping. On that same date, resident [redacted] advised staff of the home of being scared to sleep in the room with resident [redacted] and slept in the tv room of the home. On [redacted] resident [redacted] threw [redacted] shoes in the direction of another resident and began shouting expletives, as Resident [redacted] did not want other residents in the 3rd floor tv room while [redacted] was watching television. On [redacted] at approximately 10:18pm Resident [redacted] began yelling derogatory names at Resident [redacted] while the resident was watching television, turned off the television and punched Resident [redacted] in the face. Staff reported Resident [redacted] had facial swelling and observed a scratch from the resident's nose to cheek after the incident. On [redacted] resident [redacted] stated that Resident [redacted] approached and struck [redacted] in the back and walked away without saying anything to the resident. Later that day at approximately 10:30 p.m., resident [redacted] reported that Resident [redacted] punched [redacted] in the back of the head while the residents were waiting to be administered medications in the 3rd floor hallway of the home, resulting in staff sending Resident [redacted] out for evaluation. The home was unable to implement any measures to prevent Resident [redacted]'s escalating behaviors.

Repeat violation: [redacted]

Plan of Correction

Accept [redacted] - 09/09/2025)

Immediate Action

On 6/15/25 Resident [redacted] was moved to another room when [redacted] advised staff [redacted] was scared to sleep in the room with resident [redacted]

On 6/15/25 Resident [redacted] was talked to about [redacted] behavior. Resident [redacted] was placed on a behavior contract that was reviewed with [redacted] and [redacted] Guardian and the RASP was updated.

On 6/26/25 resident [redacted] exhibited shouting behaviors again. [redacted] was redirected and [redacted] guardian was informed. RASP was updated.

On 7/13/25 resident [redacted] became physically aggressive with Resident [redacted] An abuse report and reportable incident were completed. There was no injury to Resident [redacted] Resident [redacted] was seen on 7/15/25 by the PCP for medication review. The administrator spoke with the guardian about resident [redacted]'s behavior and the behavior contract. Discussed that if another incident happened a 30 day notice would be given.

On 7/20/25 Resident [redacted] had a physical altercation with Resident [redacted] who was sent out to the hospital for evaluation with no injuries noted and no injuries treated at the hospital. Police were called and they took Resident [redacted] to the hospital for psychiatric evaluation. The ER doctor did not find any reason to admit resident [redacted] On 7/20/25 Resident [redacted] was evicted from Stabon Manor with the written recommendation from [redacted] PCP that [redacted] is poses a danger to other residents. The guardian was notified of immediate discharge for resident [redacted]

Ongoing Compliance

Stabon Manor PCH primarily cares for residents who are low income many of whom have mental health diagnoses. Behavior contracts are utilized when residents exhibit unwanted behaviors of both a verbal or physical nature. Residents are counseled, redirected and sign behavioral contracts that include consequences for non-compliance, up to and including discharge from the home. RASP care plans are updated and reviewed with any responsible party.

42b - Abuse (continued)

Many residents have no family or responsible party. The home refers to 3rd party vendors, counselors, psychiatrists and social workers to provide support to the resident population served. Stabon Manor makes every effort to ensure the safety and well-being of all residents.

On 8/11/25 at the monthly Resident Council Meeting, the Administrator reminded residents of acceptable, kind interactions and behaviors expected between resident interactions. Escalating behaviors will not be tolerated and may result in a 30 day notice of eviction.

Licensee's Proposed Overall Completion Date: 09/01/2025

Implemented [REDACTED] - 09/16/2025)

51 - Criminal Background Check

2. Requirements

2600.

51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

Staff Person A was hired on [REDACTED] the Pennsylvania State Police Criminal Background check request was completed on [REDACTED]

Plan of Correction

Accept [REDACTED] - 09/09/2025)

Immediate Action

Staff Person A's date of Criminal History Background completion cannot be corrected. [REDACTED] was hired prior to the current Administrator assuming the responsibility for completing criminal history background checks.

Ongoing Compliance

On 7/23/25 and audit of all current employee records was completed by the Administrator. All current employees have criminal history background checks that were completed prior to the 1st date of employment.

The Administrator or designee is responsible for completing the Criminal History Background on or before the 1st day of employment. The Administrator or designee will ensure that background checks are completed on or before the 1st day of employment.

Licensee's Proposed Overall Completion Date: 09/01/2025

Implemented [REDACTED] - 09/16/2025)