



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JUL 06 2015

Ms. Debra Schuetz, Administrator
UPMC Senior Communities
Forbes Tower, Suite 10055B
200 Lothrop Street
Pittsburgh, Pennsylvania 15213

RE: Seneca Manor
5340 Saltsburg Road
Verona, Pennsylvania 15147
License #: 444990

Dear Ms. Schuetz:

As a result of the Department of Human Services' licensing inspection on April 29, 2015, April 30, 2015 and May 1, 2015 of the above facility, the violations with 55 Pa.Code Ch. 2800 (relating to Assisted Living Residences) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your regular license for the period May 13, 2015 to May 13, 2016 was issued on March 9, 2015. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink that reads "Matthew J. Jones".

Matthew J. Jones
Director

Enclosure
License Inspection Summary

LICENSING INSPECTION SUMMARY
Assisted Living Residences - 55 Pa.Code §2800

Name of Residence: Seneca Manor
Address: 5340 Saltsburg Road Verona, Pennsylvania 15147
License Number: 444990
Type of Inspection: Full
Reason(s) for Inspection: Renewal/ Complaint
Notice: Unannounced
On-site Inspection Dates and Department Representatives On-Site: 4/29/2015, 4/30/2015, 5/01/2015- Dale Rosenblat
Off-Site Inspection Dates and Inspectors, if Applicable:

Dale Rosenblat

RECEIVED

JUN 09 2015

CENTRAL REGION FIELD OFFICE
Human Services Licensing

Regulation

§ 2800.92. Windows and screens.

Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Violation

Resident #1's apartment window frame has wet plaster and peeling paint from rain water seeping into the frame. Water was visible on the window sill.

Plan of Correction

5/4/15 - Building Maintenance Service repaired damaged bulkhead over the window in room 214.
(Pictures Attached)

Maintenance Tech reviewed 2800.92.

5/30/15 - Tool "A" to be used by Maintenance Tech to check windows and bulkheads on a quarterly basis to ensure good repair. Tech will continue to contact Building Maintenance Service on a regular basis per resident request for repairs.

Printed Name and Title of Legal Entity Representative (Required on all pages)

Debra Schuetz, Administrator

Signature of Legal Entity Representative (Required on all pages)

Debra Schuetz

Date

6/9/15

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 6-23-15
(Date)

Plan of correction implementation status as of 6-23-15:
(Date)

Fully Implemented

The above plan of correction was approved by DS
(Initials)

Partially Implemented - Adequate Progress

Partially Implemented - Inadequate Progress

Not Implemented

Regulation

§ 2800.187. Medication records.

(a) - A medication record shall be kept to include the following for each resident for whom medications are administered:

(14) Name and initials of the staff person administering the medication.

Violation

Resident #2 is prescribed the following medications that were not initialed as given:

- 4/21/2015 - Latanoprost, 1 drop each eye at 8:00 pm
- 4/21/2015 - Ropinirole, 1 tab 3Xday at 8:00 pm
- 4/30/2015 - Tramadol, 1 tax 3Xday at 2:00 pm

Plan of Correction

5/20/15 In Service held to discuss regulation 2800.187 and to review medication administration documentation for all med passers

5/20/15 Tool "B" to be used daily as a way to document daily checks by med passers for initials on MARS

DRC/RSC will randomly check 10% of MARS on a weekly basis for compliance. This will be an on-going audit to be used as a quality assurance measure.

Printed Name and Title of Legal Entity Representative (Required on all pages)

Debra Schuetz, Administrator

Signature of Legal Entity Representative (Required on all pages)

[Signature]

Date 6/9/15

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The above plan of correction is approved as of 6-23-15
(Date)

Plan of correction implementation status as of 6-23-15:
(Date)

The above plan of correction was approved by DE
(Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented