



pennsylvania
DEPARTMENT OF HUMAN SERVICES

SEP 26 2016

Mr. Jeremy Neely, Vice President, Northeast Region
ACTS Retirement – Life Communities, Inc.
1001 Valley Forge Road
Lansdale, Pennsylvania 19446

RE: Oakbridge Terrace at Brittany Pointe Estates
License #: 138930

Dear Mr. Neely:

As a result of the Department of Human Services' annual licensing inspections on May 12, 2016 and May 13, 2016 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.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe
Director

Enclosure
Licensing Inspection Summary

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

PCH Name: Oakbridge Terrace at Brittany Pointe Estates		License Number: 138930
Address: 1001 Valley Forge Road Lansdale, Pennsylvania 19446		County: Montgomery
Administrator: Debbie Funari		
Legal Entity Name: ACTS Retirement Life Communities, Inc.		
Legal Entity Address: 375 Morris Road West Point, Pennsylvania 19486		
Certificate(s) of Occupancy: A2 (L&I) 3/4/00		
Type of Inspection: Full		
Reason(s) for inspection(s): Renewal		
On-Site Inspections Dates and Department Representatives On-Site: May 12 and 13, 2016 Doug Hoover		
Off-Site Inspection Dates and Inspectors, if Applicable: NA		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 41 Number of Residents Served: 35 Secured Dementia Care Unit in Home: No Area: NA Secured Unit Capacity, if Applicable: NA Number of Residents Served in Secured Dementia Care Unit, if applicable: NA Number of Current Hospice Residents: 0 Number of Hospice Residents in past year: 0	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 34 35 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 0 Have a Physical Disability: 0	

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JUL 29 2016

CENTRAL REGION FIELD OFFICE
Human Services Licensing

LICENSING INSPECTION SUMMARY

Assisted Living Residences – 55 Pa.Code § 2800

Regulation
 22a1 -The following admission documents shall be completed for each resident: A medical evaluation completed within 60 days prior to admission on a form specified by the Department. The medical evaluation may be completed within 15 days after admission if one of the following conditions applies:

Violation
 Resident #1 was admitted on [redacted] 16; the medical evaluation was completed on 12/3/15, more than 60 days prior.

Plan of Correction
 This regulation is important to ensure all potential residents are evaluated by a medical professional within 60 days prior to admission to determine resident appropriateness to live in Assisted Living facility.

Resident #1 was evaluated more than 60 days prior to move in to Assisted Living facility.

This violation was caused by the Resident#1 delayed move in from original anticipated date. Staff did not recognize dates being outside admission regulation parameters and require additional medical evaluation when move in date changed. DME was signed on [redacted] 16 (evaluation date [redacted] 15) but move in did not happen until [redacted] 16. Original anticipated move in first week of [redacted] 2016.

Violation unable to be fixed due to being an original admission document. Resident continues be cared for by primary physician on routine basis. Remains appropriate to live at Assisted Living facility.

Future violations will be prevented by: Immediate review of regulations and admission requirements with all responsible staff. Development and implementation of "New Admission Checklist" which includes all relevant dates on one form for ease of reference(attached #1) . Increased oversight of admission process and admission criteria by Administrator.

Administrator and Support Plan Coordinator will be responsible to prevent future violations through increased attention to all aspects of move in process. Administrator will audit admission forms to ensure continued compliance with regulation.

Preparation and/or execution of this plan does not constitute admission or agreement by providers of the truth of the facts alleged or conclusions set forth in the statement of deficiencies. The plan of correction is prepared solely as a matter of compliance with federal and state law.

Printed Name and Title of Legal Entity Representative (Required on all pages)
 Debbie Fumar, Administrator

Signature of Legal Entity Representative (Required on all pages)
 Debbie Fumar 7/29/16

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

The above plan of correction is approved as of 8-16-16 (Date)

The above plan of correction was approved by [Signature] (Initials)

Plan of correction implementation status as of 8-16-16 (Date)

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

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

<p>Regulation 183a- Prescription medications, OTC medications and CAM shall be kept in their original labeled containers and may not be removed more than 2 hours in advance of the scheduled administration.</p>
<p>Violation Lorazepam, 0.5 mg. tablets, belonging to Resident #2, were removed from the original pharmacy container into an unlabeled container in advance of medication administration.</p>
<p>Plan of Correction</p> <p>This regulation is important to reduce the possibility of medication errors due to administering medication to wrong resident or misplacing medication.</p> <p>Nursing staff removed medication from original container.</p> <p>The violation was caused by nursing staff not following medication administration procedures properly.</p> <p>Immediate review of medication administration procedures with nurse responsible and all nursing staff was completed to fix the noted violation.</p> <p>Future violations will be prevented by strict adherence to medication administration procedures by all nursing staff. Routine in-servicing for staff to ensure continued compliance. Additional oversight by AL administrator of nursing staff medication administration procedures to ensure continued compliance with regulation.</p> <p>Nursing staff administering medications will be responsible to ensure there are no future violations of medication administration procedures.</p> <p>**I request that this violation be reviewed of accuracy of violation. Medication was not pre-poured (56 tablets) with intent to administer to resident. It was improperly stored without pharmacy label as sited in violation of regulation 184a on following page 5.</p>

Printed Name and Title of Legal Entity Representative (Required on all pages) <i>Debbie Funari, Administrator</i>	
Signature of Legal Entity Representative (Required on all pages) <i>Debbie Funari</i> 7/29/16	
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The above plan of correction is approved as of <u>8-16-16</u> - (Date)	Plan of correction implementation status as of <u>8-16-16</u> (Date)
The above plan of correction was approved by <u>DF</u> - (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented – Adequate Progress <input type="checkbox"/> Partially Implemented- Inadequate Progress <input type="checkbox"/> Not Implemented

LICENSING INSPECTION SUMMARY

Assisted Living Residences-55 Pa.Code § 2800

Regulation 183d - Only current prescription, OTC medications, sample and CAM for individuals living in the residence may be kept in the residence.
Violation A bottle of Nitrosat, 0.4 mg. for Resident #3 with instructions to discard after 7/25/13, was stored in the top cabinet in the 2"d floor medication room.
Plan of Correction This regulation is important to ensure the AL residence does not keep medications for residents no longer living in AL residence or have been discontinued. Residence had a medication that expired 7/25/13 in locked medication room cabinet. Violation was caused by nursing staff not immediately disposing of medication turned in by self-medicating resident Resident moved into facility 2014. Unknown to staff, brought expired medication (dated 7/25/13) with at move in. Resident gave expired medication to nurse during quarterly Self-medication assessment 3/3/16. (Attached #2) Resident maintains multiple vials of Nitro in possessions and clothing. When noted medication was found in cabinet, it was removed immediately and disposed of in appropriate receptacle. Medication disposition policy was reviewed with staff immediately. (Attached#3) Future violations can be prevented by staff adherence to Medication Disposal policy and following proper established procedures for medication disposition. Periodic "refresher review" of policies during staff meetings and discussions. Increased oversight and auditing of medication disposition logs by Administrator will continue. Charge nurse is responsible for preventing future errors by strict adherence to established policies and procedures.

Printed Name and Title of Legal Entity Representative (Required on all pages) <i>Debbie FURARI</i>	
Signature of Legal Entity Representative (Required on all pages) <i>Debbie Furari</i> <i>7/29/16</i>	
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LICENSING INSPECTION SUMMARY
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<p>Regulation 184a - The original container for prescription medications shall be labeled with a pharmacy label that includes the following:</p> <ol style="list-style-type: none"> (1) The resident's name. (2) The name of the medication. (3) The date the prescription was issued. (4) The prescribed dosage and instructions for administration. (5) The name and title of the prescriber.
<p>Violation A bottle of 56 Lorazepam, 0.5 mg. tablets for Resident #2 did not have a pharmacy label. The medication was stored in the cabinet in the 1st floor medication room.</p>
<p>Plan of Correction This regulation is important because it reduces the possibility of medication errors.</p> <p>Storage container for medication did not have a pharmacy label.</p> <p>Violation was caused by nurse not following proper medication storage procedure. Resident received large quantity of prescription medication in bulk package from local pharmacy. Nurse improperly moved some medication from original container to another container for ease of controlled substance count at change of shift. Accurate count sheets remained with medications in both locations. Excess medication was locked in medication room locked cabinet. All medication accounted for at time of violation.</p> <p>Violation was fixed by confirming medication quantity and returning to original pharmacy container. Order was discontinued due to non-use and medications properly disposed of. Immediate review of medication management policy with all nursing staff.</p> <p>Future violations will be prevented by: All nursing staff remaining compliant with medication regulations and policies. Continuing increased oversight of medication administration program by Administrator to ensure continued compliance with regulations.</p> <p>Charge nurses will be responsible for prevention of future violations. Strict adherence to medication policy and regulations for labeling of medications. Per inspector's recommendation, discontinuing PRN medications after 30 days non-use has been initiated.</p>

Printed Name and Title of legal Entity Representative (Required on all pages) <i>Debbie FURARE</i>	
Signature of legal Entity Representative (Required on all pages) <i>Debbie Furare</i>	Date <i>7/29/16</i>
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