



pennsylvania
DEPARTMENT OF HUMAN SERVICES

FEB 05 2019

Ms. Doreen Diesel, RN
Administrator
UPMC Senior Communities
319 Wellness Way
Washington, Pennsylvania 15301

RE: Strabane Woods of Washington
Certificate #: 445420

Dear Ms. Diesel:

As a result of the Department's Bureau of Human Services Licensing annual inspection on September 18, 2018 and September 19, 2018, of the above facility, the violations with 55 pa. Code Ch. 2800 (relating to Assisted Living Residence) specified on the enclosed violation report were found.

All citations specified on the enclosed violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services licensing inspection experience. To participate in the online provider survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Inspection.

The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential. The responses will be reviewed as part of an aggregate of provider inspection responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink that reads "J. Rowe".

Jacqueline L. Rowe
Director

Enclosure
Violation Report

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

ALR Name: Strabane Woods of Washington		License Number: 44542
Address: 319 Wellness Way, Washington, PA 15301		County: Washington
Administrator: Doreen Diesel		
Legal Entity Name: UPMC Senior Communities		
Legal Entity Address: 319 Wellness Way, Washington PA 15301		
Certificate(s) of Occupancy: I-2 South Strabane Twp 11/17/99		
Type of Inspection: Full		
Reason(s) for Inspection(s): Renewal		
On-Site Inspections Dates and Department Representatives On-Site: 9/18/18 Barry, Courtney; Garrigan, Laurie 9/19/18 Barry, Courtney; Garrigan, Laurie		
Off-Site Inspection Dates and Inspectors, if Applicable:		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 100	Number of Residents who:	
Number of Residents Served: 77	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: N/A	Are 60 Years of Age or Older: 77	
Area:	Have Mental Illness: 0	
Secured Unit Capacity, if Applicable:	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable:	Have a Mobility Need: 29	
Number of Current Hospice Residents: 4	Have a Physical Disability: 0	
Number of Hospice Residents in past year: 9		

LICENSING INSPECTION SUMMARY

Assisted Living Residences – 55 Pa.Code § 2800

Regulation 2800.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.
Violation On 9/18/18, at approximately 10:30 a.m., the internal fire safe doors near unit 101 did not securely close.
Plan of Correction <p>As per regulation 2800.88(a) the internal fire door on the first floor, right hallway did not securely close. Once it was identified during the inspection, the maintenance men secured two screws in the door hinge. It was witnessed by the inspector that the fire door closed securely. Moving forward the maintenance man will check all fire doors during the monthly fire drill.</p>

Printed Name and Title of Legal Entity Representative (Required on all pages) <u>Doreen Diesel, RN</u>	
Signature of Legal Entity Representative (Required on all pages) <u>[Signature]</u>	Date <u>12.5.18</u>
DEPARTMENT USE ONLY – HOMES MAY NOT WRITE BELOW THIS LINE!	
The above plan of correction is approved as of <u>1/23/19</u> (Date)	Plan of correction implementation status as of <u>1/23/19</u> : (Date)
The above plan of correction was approved by <u>[Signature]</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

<p>Regulation 2800.91 - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and assisted living residence complaint hotline shall be posted on or by each telephone with an outside line.</p>
<p>Violation On 9/18/18, at approximately 11:30 a.m., emergency telephone numbers were not posted nearby the telephones in the following hallways with an outside line: Near unit 112, 223, and 323.</p>
<p>Plan of Correction</p> <p style="font-family: cursive;">As per regulation 2800.91 it was noted the the phone numbers, other than 911, were noted posted near the phones in the hallway. By the end of the business day, the emergency phone numbers as referenced above were attached to the phone cords with plastic zip ties. (See attached photo A).</p> <p style="font-family: cursive;">Moving forward the maintenance man will make weekly rounds to assure the emergency phone numbers are attached to the hallway phone cords.</p>

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LICENSING INSPECTION SUMMARY

Assisted Living Residences – 55 Pa.Code § 2800

<p>Regulation 2800.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.</p>
<p>Violation On 9/18/18, the ice cream freezer did not have a thermometer. On 9/19/18, the temperature in the ice cream freezer measured 8 degrees Fahrenheit.</p>
<p>Plan of Correction</p> <p style="font-family: cursive;">As per regulation 2800.103(f) it was noted that the thermometer in the free standing ice cream freezer was registering 8 degrees F. After several hours the dietary manager rechecked the ice cream freezer temperature. (See attached B).</p> <p style="font-family: cursive;">Moving forward the dietary manager/chef on duty will check the ice cream freezer thermometer to assure the freezer temperature is at or below 0° F.</p>

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

Regulation 2800.132(b) - A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.
Violation A fire safety inspection was conducted on 9/1/17, however, the next, most recent, fire safety inspection was not conducted until 9/19/18.
Plan of Correction <p>As per regulation 2800.132(b) it was noted that the fire safety inspection was done on 9/19/18 and the previous was 9/1/17.</p> <p>Moving forward the administrator will schedule the annual fire safety inspection within 365 days of the previous inspection.</p>

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Doreen Diesel, RN

Signature of Legal Entity Representative (Required on all pages) Date 12.5.18
[Signature]

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LICENSING INSPECTION SUMMARY

Assisted Living Residences – 55 Pa.Code § 2800

Regulation 2800.251(b) - The entries in a resident's record must be permanent, legible, dated and signed by the staff person making the entry.
Violation Correction fluid was used on the responsible party section of resident #1's contract, with the resident's family member's name underneath the correction fluid and the residents name over the correction fluid.
Plan of Correction <p style="font-family: cursive;">As per regulation 2800.251(b) it was noted that "white out" was used on a resident contract.</p> <p style="font-family: cursive;">Moving forward "white out" will not be used on any document. Actually the "white out" was removed from the facility. If an error is made it should be noted as such by writing error, date, & signing the entry.</p>

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