



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail [REDACTED]
August 19, 2022

[REDACTED]
DRI/Heartis Yardley, LLC
[REDACTED]
[REDACTED]

RE: Heartis Yardley
255 Oxford Valley Road
Yardley, Pennsylvania 19067
License #: 14772

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department), licensing inspections on April 25, 2022 found violations with 55 pa. Code Ch. 2800 (relating to Assisted Living Residence). The enclosed Licensing Inspection Summary (LIS) specifies the violations.

On May 12, 2022, we sent the above LIS along with a letter requesting that you complete a plan to correct the violations. To date, we have not received an acceptable plan to correct the violations; therefore, we have attached a directed plan to correct the violations.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 pa. Code Ch. 2800 (relating to Assisted Living Residence) must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

If you have any questions, please contact [REDACTED]

Sincerely,

[REDACTED]

[REDACTED]
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

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

Facility Information

Name: HEARTIS YARDLEY License #: 14772 License Expiration: 03/15/2023
Address: 255 OXFORD VALLEY ROAD, YARDLEY, PA 19067
County: BUCKS Region: SOUTHEAST

Administrator

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

Legal Entity

Name: DRI HEARTIS YARDLEY LLC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-3 SP Date: 04/12/2019 Issued By: Lower Makefield township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 77 Waking Staff: 58

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Incident Exit Conference Date: 04/25/2022

Inspection Dates and Department Representative

04/25/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 115 Residents Served: 60

Special Care Unit

In Home: Yes Area: Generations Capacity: 21 Residents Served: 11

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 60
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 17 Have Physical Disability: 0

Inspections / Reviews

04/25/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: Follow-Up Date:

42c Dignity/Respect

1. Requirements

2800.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

While staff person A was cleaning the bathroom resident 1 asked for more toilet paper. Staff Person A denied the request and an argument occurred. Resident 1 raised [REDACTED] hand and staff person A told the resident, "if you hit me, I'll knock you out".

Correction**Directed**

Within 10 calendar days of receipt of the plan of correction: The administrator will develop and implement a system to ensure residents are treated with dignity and respect. The administrator will provide continual reinforcement and emphasis on these goals through discussions at staff meetings and any staff training sessions. The administrator will privately interview two residents a week for three months and bi-monthly thereafter to ensure residents are treated with dignity and respect. Documentation of interviews shall be kept. [REDACTED] 8/18/22

Completion Date: 08/28/2022

82c Locked poisons

1. Requirements

2800.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the residence are able to safely use or avoid poisonous materials.

Description of Violation

On 11/21/21, resident 2 used bleach toilet cleaner from [REDACTED] bathroom on [REDACTED] skin. Resident 2 was not evaluated to be safe around poisons.

Correction**Directed**

Within 5 calendar days of receipt of the plan of correction: The administrator or designated staff person will have residents evaluated to ensure they are safe around poisons upon admission. A designated staff person will check the home daily on each shift to ensure poisonous materials are locked and inaccessible to residents. The administrator will monitor the home weekly to ensure poisonous materials are locked and inaccessible to residents. [REDACTED] 8/18/22

Completion Date: 08/23/2022

141a Medical evaluation

1. Requirements

2800.

141.a. A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission. The evaluation must include the following:

1. A general physical examination by a physician, physician's assistant or nurse practitioner.
2. Medical diagnosis including physical or mental disabilities of the resident, if any.
3. Medical information pertinent to diagnosis and treatment in case of an emergency.
4. Special health or dietary needs of the resident.

141a Medical evaluation (*continued*)

5. Allergies.
6. Immunization history.
7. Medication regimen, contraindicated medications, medication side effects and the ability to self-administer medications.
8. Body positioning and movement stimulation for residents, if appropriate.
9. Health status.
10. Mobility assessment, updated annually or at the Department's request.
11. An indication that a tuberculin skin test has been administered with negative results within 2 years; or if the tuberculin skin test is positive, the result of a chest X-ray. In the event a tuberculin skin test has not been administered, the test shall be administered within 15 days after admission.
12. Information about a resident's day-to-day assisted living service needs.

Description of Violation

The medical evaluation for resident 1, dated [REDACTED], does not include the date the medical evaluation was completed. This area of the form is blank.

Correction**Directed**

Within 10 calendar days of receipt of the plan of correction: The administrator or designated staff person will review all current medical evaluations to ensure that all required information is completed, including special health or dietary needs, medication list, level of care and allergies. Incomplete medical evaluations will be returned to the physician for completion or new medical evaluations will be scheduled. [REDACTED] 8/18/22

Completion Date: 08/28/2022

224a2 30 days prior to admission

1. Requirements

2800.

224.a.2. An individual shall have a written initial assessment that is documented on the Department's assessment form within 30 days prior to admission unless one of the conditions contained in paragraph (3) apply.

Description of Violation

Resident 3 was admitted on [REDACTED]. The resident's initial assessment has not been completed.

Correction**Directed**

Within 5 calendar days of receipt of the plan of correction: The administrator or designated staff person will create and implement a system to ensure all residents being admitted to the home have a written initial assessment that is documented on the Department's assessment form within 30 days prior to admission completed in its entirety. All staff persons involved with resident admissions will be educated regarding the documentation system.

Within 10 calendar days of receipt of the plan of correction: The administrator or designee will review all resident assessments for accuracy and completion. Any incomplete or inaccurate assessments will be corrected immediately. [REDACTED] 8/18/22

Completion Date: 08/28/2022

224c1 Initial SP-30 days prior/adm

1. Requirements

2800.

224.c.1. An individual requiring services shall have a written preliminary support plan developed within 30 days prior to admission to the residence unless one of the conditions contained in paragraph (2) applies.

Description of Violation

Resident 2 was admitted on [REDACTED]; however, the resident's written preliminary support plan was not completed until [REDACTED]/21.

Correction

Directed

Within 5 calendar days of receipt of the plan of correction: The administrator or designated staff person will create and implement a system to ensure all residents being admitted to the home have a written initial support plan within 30 days prior to admission completed in its entirety. All staff persons involved with resident admissions will be educated regarding the documentation system.

Within 10 calendar days of receipt of the plan of correction: The administrator or designee will review all resident support plans for accuracy and completion. Any incomplete or inaccurate support plans will be corrected immediately. [REDACTED] 8/18/22

Completion Date: 08/28/2022

252 Records – content

1. Requirements

2800.

252. Content of Resident Records - Each resident's record must include the following information:

1. Name, gender, admission date, birth date and Social Security number.
2. Race, height, weight, color of hair, color of eyes, religious affiliation, if any, and identifying marks.
3. A photograph of the resident that is no more than 2 years old.
4. A language, speech, hearing or vision need which requires accommodation or awareness of during oral or written communication.
5. The name, address, telephone number and relationship of a designated person to be contacted in case of an emergency.
6. The name, address and telephone number of the resident's physician or source of health care.
7. The current and previous 2 years' physician's examination reports, including copies of the medical evaluation forms.
8. A list of prescribed medications, OTC medications and CAM.
9. Dietary restrictions.
10. A record of incident reports for the individual resident.
11. A list of allergies.
12. The documentation of health care services and orders, including orders for the services of visiting nurse or home health agencies.
13. The preadmission screening, initial intake assessment and the most current version of the annual assessment.
14. A support plan.
15. Applicable court order, if any.
16. The resident's medical insurance information.
17. The date of entrance into the residence, relocations and discharges, including the transfer of the resident to other homes owned by the same legal entity.
18. An inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated.
19. An inventory of the resident's property entrusted to the administrator for safekeeping.

252 Records – content (*continued*)

20. The financial records of residents receiving assistance with financial management.
21. The reason for termination of services or transfer of the resident, the date of transfer and the destination.
22. Copies of transfer and discharge summaries from hospitals, if available.
23. If the resident dies in the residence, a copy of the official death certificate.
24. Signed notification of rights, grievance procedures and applicable consent to treatment protections specified in § 2800.41 (relating to notification of rights and complaint procedures).
25. A copy of the resident-home contract.
26. A termination notice, if any.
27. A record relating to any exception request under § 2800.229 (relating to excludable conditions; exceptions).
28. Ongoing resident progress notes.

Description of Violation

Resident 1's record does not include a copy of incident reports.

Resident 2's record does not include a copy of incident reports.

Resident 3's record does not include a copy of incident reports.

Correction

Directed

Within 10 calendar days of receipt of the plan of correction: The administrator or designated staff person will review all current and newly admitted residents' records to ensure the required contents of resident records are in accordance with this regulation.

All staff persons responsible to maintain resident records will be educated on the required contents of resident records in accordance with this regulation. ■ 8/18/22

Completion Date: 08/28/2022