

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

November 28, 2023

[REDACTED], MANAGER
DRI HEARTIS YARDLEY LLC
[REDACTED]
[REDACTED]

RE: HEARTIS YARDLEY
255 OXFORD VALLEY ROAD
YARDLEY, PA, 19067
LICENSE/COC#: 14772

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/13/2023 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: HEARTIS YARDLEY	License #: 14772	License Expiration: 09/14/2024
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: I-2	Date: 12/01/2020	Issued By: Lower Makefield Township

Staffing Hours		
Resident Support Staff: 0	Total Daily Staff: 153	Waking Staff: 115

Inspection Information		
Type: Partial	Notice: Unannounced	BHA Docket #:
Reason: Incident	Exit Conference Date: 09/13/2023	

Inspection Dates and Department Representative	
09/13/2023 - On-Site: [REDACTED]	

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity: 115		Residents Served: 107	
Special Care Unit			
In Home: Yes	Area: Generations	Capacity: 21	Residents Served: 21
Hospice			
Current Residents: 5			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 107	
Diagnosed with Mental Illness: 0		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 46		Have Physical Disability: 0	

Inspections / Reviews		
09/13/2023 Partial		
Lead Inspector: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 10/12/2023
10/19/2023 - POC Submission		
Submitted By: [REDACTED]	Date Submitted: 11/27/2023	
Reviewer: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 10/24/2023

Inspections / Reviews *(continued)*

10/27/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/27/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 11/27/2023

11/28/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/27/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

42b Abuse/Neglect

1. Requirements

2800.

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

On [REDACTED] Resident 1 reported the disappearance of money from their purse, which they stored within the bedside table drawer. At approximately 8:00 am, when Resident 1 opened their bedside table drawer, they noticed that the purse had been relocated to the opposite side of the drawer. The resident consistently positioned their purse inside the drawer in a manner specifically intended to conceal it from casual view. As an added precaution, they covered the purse with plastic bags sourced from local stores, with an additional store bag placed on top. However, the interior of the drawer appeared disheveled, raising suspicion that an unauthorized search had taken place. Subsequently, it was determined that approximately \$200 had gone missing from their purse. The missing funds were last seen on [REDACTED], as reported by the resident.

On [REDACTED], Resident 2 reported that they were missing approximately \$200 to \$250 from their room. Resident 2 disclosed that they routinely kept four \$50 bills, along with assorted change, within their black foldable wallet. This wallet was consistently stored in the farthest rear portion of a brown open-shelf nightstand, positioned behind two water bottles and one bottle of sterile water for irrigation. Resident 2 stated that the last time they had seen the missing funds was approximately two months prior to their discovery. Furthermore, a family member confirmed that they had observed an approximate sum of \$200 to \$250 within the resident's wallet before departing for vacation around 8/1/23.

Plan of Correction

Accept ([REDACTED] - 10/27/2023)

The Residence will install a lock to a single drawer/cabinet within the resident's apartment to safeguard money and property in both Assisted Living and Memory Care. This task will be carried out by the Building Service Director/Maintenance Assistance/designee to be completed by 11/30/2023.

Residence to re-educate staff on Resident Rights and Abuse and Neglect to be conducted by RCD/RCC/GPD/ED or designee by November 30, 2023.

The ED or designee will notify residents and their responsible parties of change in procedure in regard to the new installation of the locking drawer/cabinet to safeguard money and property. This information will be sent via email by November 1, 2023. Additional copies of this message will be provided at the Concierge desk and distributed to their apartments.

As an on-going measure new residents will be informed about safeguarding their money and property within their apartments by identifying the lock drawer/cabinet system by ED or designee during contract signing.

Proposed Overall Completion Date: 10/24/2023

Licensee's Proposed Overall Completion Date: 10/24/2023

Implemented ([REDACTED] - 11/28/2023)

141a Medical evaluation

2. Requirements

2800.

141a Medical evaluation (continued)

- 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.
 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 evaluations for Resident 1, dated [REDACTED], does not include tuberculosis testing. This area of the form is blank.

Plan of Correction

Accept ([REDACTED] - 10/19/2023)

The RCD/RCC/GPD conducting ADME/Medical Evaluation audit to review for missing information with a focus on tuberculosis testing. Audit to be completed by 10/31/2023.

Any record/document found not in compliance. RCD/RCC/GPD will get a new order from the physician to administer a new tuberculosis test and document the results according to regulation 2800.141a.

Ongoing, the RCD/RCC/GPD or designee will conduct the 3-step review process of the ADME/Medical Evaluation for accuracy. Any missing information, the RCD/RCC/GPD or designee, will contact the physician for an updated document and place in the resident's medical chart.

Licensee's Proposed Overall Completion Date: 10/11/2023

Implemented ([REDACTED] - 11/28/2023)