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

February 20, 2025

[redacted], ADMINISTRATOR
TITHONUS CHAMBERSBURG LP
[redacted]

RE: MAGNOLIAS OF CHAMBERSBURG - BUILDING 2
745 NORLAND AVENUE
CHAMBERSBURG, PA, 17201
LICENSE/COC#: 30769

Dear [redacted],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/22/2025, 01/28/2025 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: *MAGNOLIAS OF CHAMBERSBURG - BUILDING 2* **License #**: *30769* **License Expiration**: *03/29/2025*

Address: *745 NORLAND AVENUE, CHAMBERSBURG, PA 17201*

County: *FRANKLIN* **Region**: *CENTRAL*

Administrator

Name: [redacted] **Phone**: [redacted] **Email**: [redacted]

Legal Entity

Name: *TITHONUS CHAMBERSBURG LP*

Address: [redacted]

Phone: [redacted] **Email**: [redacted]

Certificate(s) of Occupancy

Type: *C-2 LP* **Date**: *03/20/1998* **Issued By**: *Labor and Industry*

Staffing Hours

Resident Support Staff: *0* **Total Daily Staff**: *25* **Waking Staff**: *19*

Inspection Information

Type: *Full* **Notice**: *Unannounced* **BHA Docket #**:

Reason: *Renewal* **Exit Conference Date**: *01/28/2025*

Inspection Dates and Department Representative

01/22/2025 - On-Site: [redacted]

01/28/2025 - On-Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *26* **Residents Served**: *24*

Secured Dementia Care Unit

In Home: *No* **Area**: **Capacity**: **Residents Served**:

Hospice

Current Residents: *2*

Number of Residents Who:

Receive Supplemental Security Income: *0* **Are 60 Years of Age or Older**: *24*

Diagnosed with Mental Illness: *0* **Diagnosed with Intellectual Disability**: *0*

Have Mobility Need: *1* **Have Physical Disability**: *0*

Inspections / Reviews

01/22/2025 - Full

Lead Inspector: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *02/13/2025*

02/13/2025 - POC Submission

Submitted By: [redacted] **Date Submitted**: *02/19/2025*

Reviewer: [redacted] **Follow-Up Type**: *Document Submission* **Follow-Up Date**: *02/21/2025*

Inspections / Reviews *(continued)*

02/20/2025 - Document Submission

Submitted By: [redacted]

Date Submitted: *02/19/2025*

Reviewer: [redacted]

Follow-Up Type: *Not Required*

132b - Safety Inspection/Fire Drill

1. Requirements

2600.
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.

Description of Violation

The last fire drill observed by a fire safety expert was conducted on 9/13/2023.

Plan of Correction ***Accept ([redacted] - 02/13/2025)***

EOO [redacted] scheduled with Chambersburg Fire Department to come to the community to witness a fire drill on 2/10/2025 (see attachment).
The fire drill was completed successfully with no issues or concerns and within our fire evacuation time of 12 minutes set by our fire safety inspector at PA Municipal Code Alliance. (see attached)

In 2024 The Chambersburg Fire department responded to our community following two full fire evacuations (dates attached) their observations found us compliant with evacuation standards as they were actual fire alarms on those two specific dates.
Additionally, our Safety and Maintenance Director does all of our monthly drills and holds a certification from Northampton Community College (see attached).
It is now noted by EOO [redacted] and SME [redacted] that this certification surprisingly does not meet the departments requirements to do the annual fire drill observation.
Fire safety is of utmost importance to our community and a standard in which we are diligent and dutiful.
The plan moving forward will require that the annual witnessed fire drill be done on the day of our annual training with the fire department regardless of other witnessed evacuations to avoid this violation in the future.

Licensee's Proposed Overall Completion Date: *02/11/2025*

Implemented ([redacted] - 02/19/2025)