

**Department of Human Services  
Bureau of Human Service Licensing**

March 18, 2021

██████████ AUTHORIZED REPRESENTATIVE  
MOUNTAIN VIEW SENIOR LIVING LLC  
386 CUMBERLAND STREET  
ENGLEWOOD, NJ 7631

RE: MOUNTAIN VIEW SENIOR LIVING  
132 NATURE PARK ROAD  
GREENSBURG, PA, 15601  
LICENSE/COC#: 45089

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/03/2021, 03/04/2021 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

All citations specified on the plan of correction must be corrected by the dates specified on the License Inspection Summary (violation report) and continued compliance with Department statutes and regulations must be maintained.

Sincerely,  
Jody Garvey

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

**Name:** MOUNTAIN VIEW SENIOR LIVING      **License #:** 45089      **License Expiration Date:** 09/01/2020  
**Address:** 132 NATURE PARK ROAD, GREENSBURG, PA 15601  
**County:** WESTMORELAND      **Region:** WESTERN

**Administrator**

**Name:** [REDACTED]      **Phone:** 7248370690      **Email:** [REDACTED]

**Legal Entity**

**Name:** MOUNTAIN VIEW SENIOR LIVING LLC  
**Address:** 386 CUMBERLAND STREET, ENGLEWOOD, NJ, 7631  
**Phone:** 7248370690      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I-1      **Date:** 02/09/2007      **Issued By:** Labor and Industry  
**Type:** I-1      **Date:** 01/01/2003      **Issued By:** Hempfield Twp.

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 79      **Waking Staff:** 59

**Inspection**

**Type:** Full      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Renewal, Complaint, Provisional      **Exit Conference Date:** 03/04/2021

**Inspection Dates and Department Representative**

03/03/2021 - On-Site: [REDACTED]  
03/04/2021 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 130      **Residents Served:** 57

**Secured Dementia Care Unit**

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

**Hospice**

**Current Residents:** 5

**Number of Residents Who:**

**Receive Supplemental Security Income:** 7      **Are 60 Years of Age or Older:** 56  
**Diagnosed with Mental Illness:** 6      **Diagnosed with Intellectual Disability:** 1  
**Have Mobility Need:** 22      **Have Physical Disability:** 0

## Inspections / Reviews

03/03/2021 - Full

Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow-Up Date: *03/20/2021*

3/16/2021 POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/20/2021*

3/18/2021 - POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *04/01/2021*

## 25c2 - Fee Schedule

## 1. Requirements

2600.

25.c. At a minimum, the contract must specify the following:

2. A fee schedule that lists the specify the following: actual amount of allowable resident charges for each of the home's available services.

## Description of Violation

Resident #1's resident-home contract, signed by the resident on [REDACTED] includes a fee schedule that does not specify the charge per month for room and meals, this section of the fee schedule was blank.

Resident #2's resident-home contract, signed by the resident on [REDACTED] includes a fee schedule with an incorrect charge of \$1620 per month for room and meals. On 9/25/20, notification of an annual 3% rate increase effective 11/1/20 that included a new charge for rent, was sent to resident #2's payor; however, the resident was not notified.

On 1/20/21, notification of an annual 3% rate increase effective 3/1/21 that included a new charge for rent, was sent to resident #3's payor; however, the resident was not notified.

## Plan of Correction

Directed

-Resident #1 was given an updated contract with the proper fields filled in correctly.

-Resident #2 was given an updated contract with the proper fields filled in correctly, this will also reflect the 3% ncrease, therefore notifying the resident of the change.

-Resident #3 was notified of the rent increase.

-On 3/16/2021 The business office manager will receive an in-service on 2600.c explaining the need for the specifications of charges to the residents and the importance of notifying the resident of an increase in rent.

-The contracts will checked and initialed by the administrator after completion.

**(Directed)-**

Beginning 4/1/21, all resident-home contracts completed for new resident admissions will be reviewed and initialed by the administrator upon completion. Documentation will be kept. **(J.G. 3/18/21)**

Completion Date: 03/16/2021

## 25c12 - Bed Hold

## 1. Requirements

2600.

25.c. At a minimum, the contract must specify the following:

12. Charges to the resident for holding a bed during hospitalization or other extended absence from the home.

## Description of Violation

Resident #1's resident-home contract, signed [REDACTED], does not include the charges for holding a bed during an absence, this section of the fee schedule was blank.

Resident #2's resident-home contract, signed [REDACTED], does not include the charges for holding a bed during an absence, this section of the fee schedule was blank.

## 25c12 - Bed Hold (continued)

## Plan of Correction

Directed

- Resident #1 was given an updated contract with the proper fields filled in correctly.
- Resident #2 was given an updated contract with the proper fields filled in correctly.
- On 3/16/2021 the business office manager received an in-service on 2600.c explaining the need for the specifications of charges to the residents.
- The contracts will be checked and initialed by the administrator after completion.

**(Directed)-**

Beginning 4/1/21, all resident-home contracts completed for new resident admissions will be reviewed and initialed by the administrator upon completion. Documentation will be kept. **(J.G. 3/18/21)**

Completion Date: 03/16/2021

## 63a - First Aid/CPR Training

## 1. Requirements

2600.

- 63.a. At least one staff person for every 50 residents who is trained in first aid and certified in obstructed airway techniques and CPR shall be present in the home at all times.

## Description of Violation

On 2/26/21, from 11:30 p.m. to 6:00 a.m., 58 residents were present in the home; however, only 1 staff person was present who was certified in First Aid/CPR.

On 2/27/21, from 11:30 p.m. to 6:00 a.m., 59 residents were present in the home; however, only 1 staff person was present who was certified in First Aid/CPR.

On 3/2/21, from 11:30 p.m. to 6:00 a.m., 57 residents were present in the home; however, only 1 staff person was present who was certified in First Aid/CPR.

## Plan of Correction

Accept

- Overtime was used to have proper CPR coverage
- A midnight staff person was trained on 3/9/2021
- A CPR class has been scheduled for 3/18/2021 to ensure there are more than enough trained staff.
- The schedule will be checked by the administrator and HR director every month to check for adequate CPR staffing starting on 3/19/21.

Completion Date: 03/19/2021

## 65a - FS Orientation 1st Day

## 1. Requirements

2600.

- 65.a. Prior to or during the first work day, all direct care staff persons including ancillary staff persons, substitute personnel and volunteers shall have an orientation in general fire safety and emergency preparedness that includes the following:
1. Evacuation procedures.
  2. Staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable.

**65a - FS Orientation 1st Day (continued)**

3. The designated meeting place outside the building or within the fire-safe area in the event of an actual fire.
4. Smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable.
5. The location and use of fire extinguishers.
6. Smoke detectors and fire alarms.
7. Telephone use and notification of emergency services.

**Description of Violation**

Staff person A, hired [REDACTED] did not receive orientation training in general fire safety and emergency preparedness including the topics specified in 2600.65(a).

Staff person B, hired [REDACTED], did not receive orientation training in general fire safety and emergency preparedness including the topics specified in 2600.65(a) until 3/11/20.

Staff person C, hired [REDACTED] did not receive orientation training in general fire safety and emergency preparedness including the topics specified in 2600.65(a) until 3/13/20

Staff person D, hired [REDACTED] did not receive orientation training in general fire safety and emergency preparedness including the topics specified in 2600.65(a).

**Plan of Correction****Directed**

By 3/18/2021 Staff members A,B,C, and D will have had the proper Fire Safety orientation.

All staff will receive a proper Fire Safety orientation. A new form has been developed requiring staff members sign off on the fire safety tour.

**(Directed)-**

By 4/1/21, the administrator or designated staff person will review orientation training for all staff to ensure completion of orientation training in accordance with §2600.65(a)(1)-(7). Documentation will be submitted to the Department. **(J.G. 3/18/21)**

**(Directed)-**

By 4/1/21, all staff responsible for hiring and training of staff will be educated on §2600.65(a)(1)-(7). **(J.G. 3/18/21)**

**(Directed)-**

Beginning 4/1/21, the administrator or designated staff person will review all staff training and orientation documents for newly hired staff to ensure completion of training in §2600.65(a)(1)-(7) prior to or during the first work day. Documentation will be kept. **(J.G. 3/18/21)**

Completion Date: 03/25/2021

**85a - Sanitary Conditions****1. Requirements**

2600.

85.a. Sanitary conditions shall be maintained.

## 85a - Sanitary Conditions (continued)

**Description of Violation**

On 3/3/21 at 10:05 a.m., there were 12 cigarette butts in the mulch and on the ground near the door of the East wing emergency exit.

On 3/3/21 at 10:25 a.m., the ceiling fan cover in the shared bathroom for room [REDACTED] was covered with a layer of dust.

On 3/3/21 at 10:37 a.m., the ceiling fan cover in the shared bathroom for room [REDACTED] was covered with a layer of dust.

**Plan of Correction****Directed**

-Cigarette butts were immediately picked up and discarded properly. All staff is being given an in-service on smoking areas and where to properly dispose of their cigarette butts. In-services will be completed by 3/25/2021

-The fan was cleaned immediately.

Maintenance department and housekeeping will audit resident rooms on a daily basis using a checklist to ensure all maintenance and housekeeping issues are addressed in timely manner. In-service will be completed by 3/19/2021.

**(Directed)-**

By 4/1/21, the fans in the bathrooms of bedrooms [REDACTED] and [REDACTED] will be cleaned and free of dust. Documentation will be submitted to the Department. **(J.G. 3/18/21)**

**(Directed)-**

Beginning 4/1/21, the administrator or a designated staff person will inspect the outside smoking areas and other areas of the home at least weekly to ensure no cigarette butts are improperly discarded in non-smoking areas or on the ground. Documentation will be submitted to the Department. **(J.G. 3/18/21)**

Completion Date: 03/19/2021

## 86b - Bathroom

**1. Requirements**

2600.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

**Description of Violation**

The bathroom in bedroom [REDACTED] does not have an operable ventilation fan and there is no window in the bathroom.

**Plan of Correction****Accept**

-The fan was fixed immediately.

Maintenance department and housekeeping will audit resident rooms on a daily basis using a checklist to ensure all maintenance and housekeeping issues are addressed in timely manner.

In-service will be completed by 3/19/2021.

Completion Date: 03/19/2021

## 88a - Surfaces

**1. Requirements**

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

**88a - Surfaces (continued)****Description of Violation**

*On 3/3/21 at 10:40 a.m., the active construction site on the 2nd floor was accessible to residents from the west stairwell. The entire 2nd floor west wing is being remodeled creating a potential safety hazard to the residents.*

**Plan of Correction****Accept**

*The handle on the door leading into the 2nd floor from the stairwell was immediately disabled, preventing entry but still allowing exiting.*

*-The maintenance staff were given an in-service on how to properly secure an area during construction. In-service was completed on 3/16/2021*

*-Maintenance department will do a walk through every morning (during construction times) to ensure the site remains inaccessible to residents.*

**Completion Date:** 03/16/2021

**95 - Furniture and Equipment****1. Requirements**

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

**Description of Violation**

*On 3/3/21 at 11:06 a.m., the cover on the ventilation fan in the bathroom for bedroom [REDACTED] was not secured to the ceiling, there was an approximate 1-inch gap around the entire ventilation fan cover.*

**Plan of Correction****Accept**

*-The fan was fixed immediately.*

*Maintenance department and housekeeping will audit resident rooms on a daily basis using a checklist to ensure all maintenance and housekeeping issues are addressed in timely manner.*

*In-service will be completed by 3/19/2021.*

**Completion Date:** 03/19/2021

**102d - Grab/Hand/Assist Bar/Slip-Resistant Surface****1. Requirements**

2600.

102.d. Toilet and bath areas must have grab bars, hand rails or assist bars. Bathtubs and showers must have slip-resistant surfaces.

**Description of Violation**

*On 3/3/21 at 10:25 a.m., there was no grab bar, handrail or assist bar for the toilet in room [REDACTED]*

*On 3/3/21 at 11:00 a.m., there was no grab bar, handrail or assist bar for the toilet in room [REDACTED].*



**102d - Grab/Hand/Assist Bar/Slip-Resistant Surface (continued)****Plan of Correction****Accept**

*The grab bars were replaced immediately.*

*-The staff is being given an in-service on the regulation and why grab bars are necessary and should be in place at all times.*

*-Maintenance department and housekeeping will audit resident rooms on a daily basis using a checklist to ensure all maintenance and housekeeping issues are addressed in timely manner. Checklist use began on 3/16/2021.*

*-The in-service will be completed by 3/25/2021*

**Completion Date:** 03/25/2021

**102i - Soap Dispenser****1. Requirements**

2600.

102.i. A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

**Description of Violation**

*There was a green, unlabeled, used bar of soap, on the counter next to the sink in the shared bathroom of bedroom [REDACTED].*

**Plan of Correction****Accept**

*- The bar of soap was immediately put into a labeled container.*

*- Housekeeping and maintenance is being given an in-service on the regulation and the importance of keeping bars of soap in labeled dishes for sanitary purposes. In-Service was completed 3/16/2021*

*-Maintenance department and housekeeping will audit resident rooms on a daily basis using a checklist to ensure all maintenance and housekeeping issues are addressed in timely manner.*

**Completion Date:** 03/17/2021