

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

November 13, 2024

[REDACTED], SECRETARY/TREASURER  
BUTLER AL, LLC  
[REDACTED]

RE: THE ADDISON OF LOWRIE PLACE  
100 STIRLING VILLAGE DRIVE  
BUTLER, PA, 15401  
LICENSE/COC#: 45501

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/08/2024 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: THE ADDISON OF LOWRIE PLACE License #: 45501 License Expiration: 06/11/2025  
 Address: 100 STIRLING VILLAGE DRIVE, BUTLER, PA 15401  
 County: BUTLER Region: WESTERN

**Administrator**

Name: [REDACTED]

**Legal Entity**

Name: BUTLER AL, LLC  
 Address: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 10/07/1997 Issued By: Dept L & I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 48 Waking Staff: 36

**Inspection Information**

Type: Full Notice: Unannounced BHA Docket #:  
 Reason: Renewal Exit Conference Date: 10/08/2024

**Inspection Dates and Department Representative**

10/08/2024 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 47 Residents Served: 39  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 5  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 39  
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 9 Have Physical Disability: 0

**Inspections / Reviews**

10/08/2024 Full  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/03/2024

11/08/2024 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 11/13/2024  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 11/15/2024

Inspections / Reviews *(continued)*

11/13/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/13/2024

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

25a - Written Contract and Review

1. Requirements

2600.

25.a. Prior to admission, or within 24 hours after admission, a written resident-home contract between the resident and the home shall be in place. The administrator or a designee shall complete this contract and review and explain its contents to the resident and the resident’s designated person if any, prior to signature.

Description of Violation

Resident #1 was admitted on [REDACTED]. The personal care home had a change of legal entity on 6/11/24; however, a new resident-home contract or resident-home contract addendum was not completed for the resident.

Resident #2 was admitted on [REDACTED]. The personal care home had a change of legal entity on 6/11/24; however, a new resident-home contract or resident-home contract addendum was not completed for the resident.

Plan of Correction

Accept [REDACTED] - 11/08/2024)

Plan of Correction

1. ED reviewed and had resident #1 and resident #2 sign on [REDACTED] an Amendment to Residency Agreement effective 10/9/24 to reflect the entity name change.
2. ED or designee will audit resident contracts for signed Amendment to Residency Agreement by 11/15/24 to reflect the entity name change.
3. The results of the audits will be reviewed at monthly Quality Assurance meetings. Continued review will be based on 3 months sustained compliance.

Licensee's Proposed Overall Completion Date: 11/15/2024

Implemented [REDACTED] - 11/13/2024)

92 - Windows

2. Requirements

2600.

92. Windows and Screens - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Description of Violation

At 11:30 a.m., there was an approximate 2" hole in the bottom right corner and an approximate 1" hole in the bottom center of the screen in the window next to the emergency exit near the staff break room.

Plan of Correction

Accept [REDACTED] - 11/08/2024)

Plan of Correction

1. The Maintenance Director immediately repaired the screen on 10/8/24.
2. The ED or designee will educate the staff on regulation 2600.92 by 11/15/24.
3. Maintenance Director or designee will audit windows for screens in good repair by 11/15/24 and monthly for 3 months.
4. The results of the audits will be reviewed at monthly Quality Assurance meetings. Continued review will be based on 3 months sustained compliance.

Licensee's Proposed Overall Completion Date: 11/15/2024

92 - Windows (continued)

Implemented ( [REDACTED] - 11/13/2024)

101j7 - Lighting/Operable Lamp

3. Requirements

2600.

101.j. Each resident shall have the following in the bedroom:

- 7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

Resident #1 does not have an operable lamp at bedside.

Plan of Correction

Accept [REDACTED] - 11/08/2024)

Plan of Correction

- 1. A lamp was immediately placed where it can be turned on at bedside on 10/8/24.
- 2. The ED or designee will educate the staff on regulation 2600.101j7 by 11/15/24.
- 3. ED or designee will audit resident rooms for an operable lamp or source of lighting that can be turned on at bedside by 11/15/24 and monthly for 3 months.
- 4. The results of the audits will be reviewed at monthly Quality Assurance meetings. Continued review will be based on 3 months sustained compliance.

Licensee's Proposed Overall Completion Date: 11/15/2024

Implemented [REDACTED] - 11/13/2024)