

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to MORAVIAN MANORS, INC.

LEGAL ENTITY

To operate MORAVIAN MANOR

NAME OF FACILITY OR AGENCY

Located at 300 WEST LEMON STREET, LITITZ, PA 17543

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 65
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from March 29, 2010 until March 29, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **321760**

Robert E. Robinson

ISSUING OFFICER

Kevin J. Casey

DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

PW 628 - 4/02



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PENNSYLVANIA 17105-2675

ADULT RESIDENTIAL LICENSING

MAR 29 2010

PHONE: (717) 783-3670
FAX: (717) 783-5662

Mr. J. David Swartley, MBA/NHA
Moravian Manor, Inc.
Moravian Manor
300 West Lemon Street
Lititz, Pennsylvania 17543

Dear Mr. Swartley:

As a result of the Department of Public Welfare's licensing inspection on December 9, 2009 of the above personal care home, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Violation Report were found.

All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing so that compliance can be verified.

A regular license is being issued based on the enclosed Violation Report. Your license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Kevin T. Casey".

Kevin T. Casey
Deputy Secretary

Enclosures
License
Violation Report

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME Moravian Manor, 300 West Lemon Street, Lititz, PA 17543		CURRENT LICENSE NUMBER 321760	
INSPECTION DATE(S) (Include all dates of the inspection) 12/9/09		REGIONAL REPRESENTATIVE Lori Gensil	
SIGNATURE OF LEGAL ENTITY <i>Beaty Miller, Rn, PCA</i>	DATE 1/08/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MES</i>	DATE 3/9/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW																					
132d Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.	Mr. Jonathan G. Williams, Emergency Preparedness Professional, specifies a safe evacuation time of 9 minutes in his 11/5/09 letter. Fire drill evacuation times are as followed: <table border="1" data-bbox="430 868 861 1112"> <thead> <tr> <th>Date</th> <th>Time</th> <th>Evac Time</th> </tr> </thead> <tbody> <tr> <td>11/18/09</td> <td>12:18pm</td> <td>8:23 min</td> </tr> <tr> <td>11/4/09</td> <td>12:33 pm</td> <td>9:42 min</td> </tr> <tr> <td>10/7/09</td> <td>4:25 pm</td> <td>4:35 min</td> </tr> <tr> <td>9/9/09</td> <td>7:06 pm</td> <td>7:20 min</td> </tr> <tr> <td>8/31/09</td> <td>7:23 pm</td> <td>11 min</td> </tr> <tr> <td>7/23/09</td> <td>6:10 am</td> <td>6:32 min</td> </tr> </tbody> </table>	Date	Time	Evac Time	11/18/09	12:18pm	8:23 min	11/4/09	12:33 pm	9:42 min	10/7/09	4:25 pm	4:35 min	9/9/09	7:06 pm	7:20 min	8/31/09	7:23 pm	11 min	7/23/09	6:10 am	6:32 min	Feb. 1, 2010	The Administrator will send notices to all PC residents via the in-house mail system stressing the importance of meeting the evacuation time of nine minutes (see attached letter). In addition to the notices, reviewing of fire drill results and problems will be an agenda topic at both HHPC's monthly Resident Council meeting and the MW monthly "Manor Connections" meeting, which are led by the Administrator or the Social Worker. The Administrator will review the 132d Violations at the Jan. 14 Management Staff meeting. Problems of the two failed fire drills will be reviewed and education given for compliance. All Charge Nurses will be educated to review at monthly staff meetings, especially during the facility's renovation project, the quickest routes to get to all units in case of a fire drill. The Staff Development Nurse will also review this information at the Jan. 13 CNA meeting. The Administrator will review monthly the passing of all fire drills within nine minutes. This POC will be ongoing.	Steps have been taken to correct violation; full compliance is not verifiable <i>3/23/10</i> <i>SE</i> Initials (DPW)
Date	Time	Evac Time																							
11/18/09	12:18pm	8:23 min																							
11/4/09	12:33 pm	9:42 min																							
10/7/09	4:25 pm	4:35 min																							
9/9/09	7:06 pm	7:20 min																							
8/31/09	7:23 pm	11 min																							
7/23/09	6:10 am	6:32 min																							

3/31/10 Any residents who evacuate slowly will be moved to rooms close to the exits. *MES 3/9/10*