

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to NATIONAL HEALTH MANAGEMENT, INC.

LEGAL ENTITY

To operate INDEPENDENCE COURT OF QUAKERTOWN

NAME OF FACILITY OR AGENCY

Located at 1660 PARK AVENUE, QUAKERTOWN, PA 18951

(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 120
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 May 14, 2010 until May 14, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 127030

Robert E. Robinson

ISSUING OFFICER

Kurt T. 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

MAY 07 2010

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

Mr. Kenneth D. Hook, Administrator
National Health Management, Inc.
4415 Fifth Avenue
Pittsburgh, Pennsylvania 15213

RE: Independence Court of Quakertown
1660 Park Avenue
Quakertown, Pennsylvania 18951

Dear Mr. Hook:

As a result of the Department of Public Welfare's licensing inspection on March 10, 2010 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 Independence Court of Quakertown 1660 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3-29-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/26/10

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
51, 52 51 Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (OAPSA) (35 P.S. §§ 10225.101-10225.5102) and 6 Pa.Code Chapter 15 (protective services for older adults). 52 Hiring, retention and utilization of staff persons shall be in accordance with the Older Adult Protective Services Act (35 P.S. §§ 10225.101—10225.5102) and 6 Pa.Code Chapt.: 15 (protective services for older adults) and other applicable regulations.	Although direct care staff person A, hired 6/9/09, indicated on an employment application that the staff person had moved from Florida in 2008, the home did not complete a FBI background check as required by OAPSA. Although direct care staff person B, hired 5/17/07, indicated on an employment application that the staff person had moved from New Jersey in 2007, the home did not complete a FBI background check and a Pennsylvania State Police criminal record check as required by OAPSA.	3/16/10 3/15/10 On going	Direct Care Staff person "A" completed a FBI background check and finger printing on 3/16/10. Proof of finger printing attached. Findings will be forwarded when received. <i>ARE ATTACHED.</i> Direct Care Staff person "B" completed an FBI background check and finger printing, findings are attached. On going compliance FBI Criminal Background will be completed when applicable at time of hire by Administrator/Designee. Our "New Hire" checklist has been revised and implemented. Please find attached.	 4/26/10

MAR 31 2010

T-650 P003/016 F-992

4126214780

FROM-National Development

03-29-'10 15:25

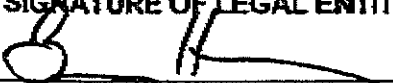

MAR-29-2010 10:26

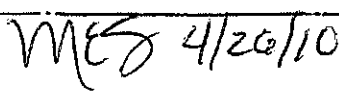
Independence Court

2155380912

P.003/016

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



NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1660 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (Include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
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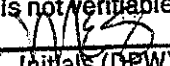
1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
102i A dispenser with soap shall be 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.	The shared bathroom in double occupancy Room 126 and Room 131 contained unlabeled bars of soap in the shower.	3/10/10 On Going	Corrected immediately following the inspection. Soap dishes were re-labeled with each residents name in rooms #126 and #131. Ongoing compliance by routine reviewing of double occupancy rooms by Director of Housekeeping/Designee.	 4/26/10

MAR-29-2010 10:27 Independence Court 2155380912 P.004/016



T-650 P004/016 F-992 4126214780 03-29-'10 15:25 FROM-National Development

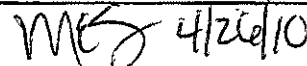
VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1660 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3/29/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/20/10



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
132e A fire drill shall be held during sleeping hours once every 8 months.	The home conducted a fire drill during sleeping hours on 2/11/09. Prior to this, the last fire drill conducted during sleeping hours was on 2/18/09 which was 7 months earlier.	3/15/10 On Going	A sleeping hours fire drill was conducted on 02/24/10. In order to be in compliance the 2 nd sleeping hours fire drill has been scheduled on our Personal Care Home Fire Drill Record to be conducted on 07/15/10. The Maintenance Director/ Designee will continue to scheduled the sleeping hours fire drill in advance on the Fire Drill Record to be sure they are at least once every 6 months.	Steps have been taken to correct violation; full compliance is not verifiable 4/20/10 Date Initials (DPW) 

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

NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1660 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (Include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3-29-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/26/10



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
133a2 <u>If the home serves nine or more residents, if the exit or way to reach the exit is not immediately visible, access to exits shall be marked with readily visible signs indicating the direction to travel.</u>	When standing on the second floor of the building outside of room #251 and #252, where the exit sign is not immediately visible, there is no directional exit sign. When standing on the first floor of the building outside of room #122, #123, #137 and #138, where the exit sign is not immediately visible, there is no directional exit sign.	3/23/10 On Going	New directional exit signs have been installed. See attached work order. The Maintenance Director will continue to check all exits for proper signage.	 4/26/10


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

NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1680 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3-29-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/26/10

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
141a-2 The medical evaluation shall include the following: (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.	Resident #1's medical evaluation dated 8/24/09 is missing the medical history and diagnosis information.	3/24/10 Ongoing	The Medical Evaluation for resident #1 was updated as of 3/24/10 to include medical diagnosis and medical information. Medical Evaluations will be reviewed when they are received by Director of Resident Care/Designee. Any incomplete medical evaluations will be returned immediately for completion.	Steps have been taken to correct violation; full compliance is not verifiable 4/26/10 Date Initials (DPW)

**VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1880 Park Avenue Quakertown, PA 18851		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (Include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaime Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3/29/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/26/10



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
181d If the resident does not need assistance with medication, medication may be stored in a resident's room for self-administration. Medications stored in the resident's room shall be kept locked in a safe and secure location to protect against contamination, spillage and theft.	<p>Resident #2 self-medicates. Resident #2 shares a room with another resident that does not self-medicate. During an interview, Resident #2 removed three pills from their containers and placed them on a tissue on the bed. Upon questioning, Resident #2 stated the three pills were bedtime medications.</p> <p>Resident #2 stores his/her medications in a plastic box that can be locked and Resident #2 has a key, however Resident #2 reports it takes too long to unlock the box, so the box is not locked. Resident #2 does not lock the door when leaving the room.</p>	<p>3/11/10</p> <p>On Going</p>	<p>Director of Resident Care reviewed with resident #2 the importance of keeping medications secured and removing medications only at prescribed times. Resident # 2 secured medications at this time and stated that she understands about only removing at prescribed times. Director of Resident Care is working closely with Bayada OT for an adaptive key or lock box to assist resident #2 in a timelier self-administration.</p> <p>Resident Care Director/Designee will conduct routine checks to be sure medications are secured.</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p>4/26/10  Date Initials (DPW)</p>


MAR-29-2010 10:28 Independence Court 2156380912 P.009/016

T-650 P009/016 F-992 03-29-'10 15:26 FROM-National Development 4126214780

VIOLATION REPORT

PERSONAL CARE HOMES - 55 Pa.Code Chapter 2800

NAME AND ADDRESS OF PERSONAL CARE HOME Independence Court of Quakertown 1680 Park Avenue Quakertown, PA 18951		CURRENT LICENSE NUMBER 127030	
INSPECTION DATE(S) (Include all dates of the inspection) March 10, 2010		REGIONAL REPRESENTATIVE Jaima Erb, Lynn Loudenslager	
SIGNATURE OF LEGAL ENTITY 	DATE 3/29/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 4/26/10

1 REGULATION 55 Pa.Code § 2800.	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
<p>187a A medication record shall be kept to include the following for each resident for whom medications are administered:</p> <p>(14) Name and initials of the staff person administering the medication.</p>	<p>The Medication Administration Record (MAR) for Resident #3 was not initialed for the 12:00 p.m. dose of <i>Pilocar</i> eye drops on 3/9/10 or 3/10/10.</p> <p>The MAR for Resident #4 was not initialed for the 8:00 a.m. dose of <i>Baclofen</i> 10mg on 3/1/10 or the 12:00 a.m. dose on 3/6/10.</p> <p>The MAR for Resident #5 was not initialed for the order for <i>Boniva</i> to be given every 28 days. The scheduled dose was for 3/9/10 at 7:00 a.m.</p> <p>The MAR for Resident #6 was not initialed for the order of <i>Novolog</i> 45 units every morning on 3/7/10.</p>	<p>3/11/10</p> <p>On Going</p>	<p>The MAR's for residents #3,4,5, & 6 were corrected immediately following the inspection.</p> <p>All Nurses & Medication Assistants responsible for violations were counseled on the regulation.</p> <p>Random audits of MAR's will be conducted by the Director of Resident Care/Designee in order to assure continued compliance.</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><u>4/26/10</u> </p> <p>Date Initials (DPW)</p>