

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to CHESTNUT MANOR, LLC

LEGAL ENTITY

To operate CHESTNUT MANOR

NAME OF FACILITY OR AGENCY

Located at 4926 CHESTNUT STREET, PHILADELPHIA, PA 19139

(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 13  
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 2, 2010 until May 2, 2011,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 101880

*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

APR 30 2010

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

Mr. Austin Virgo, President  
Chestnut Manor, LLC  
Chestnut Manor  
4926 Chestnut Street  
Philadelphia, Pennsylvania 19139

Dear Mr. Virgo:

As a result of the Department of Public Welfare's licensing inspection on March 11, 2010 and April 20, 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.

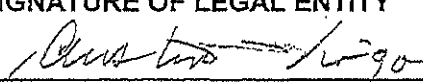

Sincerely,

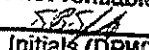
A handwritten signature in cursive script that reads "Kevin T. Casey".

Kevin T. Casey  
Deputy Secretary

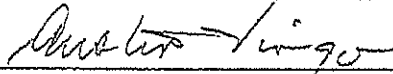

Enclosures  
License  
Violation Report

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		<b>CURRENT LICENSE NUMBER</b> 101880	
<b>INSPECTION DATES</b> 03/11/2010		<b>REGIONAL REPRESENTATIVE</b> Paul Metzger, Sanford Stone	
<b>SIGNATURE OF LEGAL ENTITY</b> 	<b>DATE</b> 4/2/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 4/27/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
25b The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.	The contract for resident #1 dated 01/0/2010 had not been signed by the administrator or designee.	3/11/10	The contract has now been signed by the Co-Admin. The Administrators will double check residents folders on a bi-weekly basis for all required documents and signatures. Compliance will be monitored by the Administrators on the first monday in each month to conform to the regulations, and will be reviewed annually as part of the Quality management Plan.	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**

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		<b>CURRENT LICENSE NUMBER</b> 101880	
<b>INSPECTION DATES</b> 03/11/2010		<b>REGIONAL REPRESENTATIVE</b> Paul Metzger, Sanford Stone	
<b>SIGNATURE OF LEGAL ENTITY</b> 	<b>DATE</b> 4/2/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 4/27/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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. (4) Special health or dietary needs of the resident.	Resident #2 is insulin dependent and their history of diabetes is not addressed on their 09/26/2009 medical evaluation.	4/2/10 #	Resident #2 has been discharged since the inspection to live with family. All future medical evaluations will be screened more closely to insure all required areas of concern are addressed. The administrator will check monthly and review the medical evaluations to insure future compliance.	Steps have been taken to correct violation; full compliance is not verifiable 4/27/10      SB5/10 Date                      Initials (DPW)

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

NAME AND ADDRESS OF PERSONAL CARE HOME Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		CURRENT LICENSE NUMBER 101880	
INSPECTION DATES 03/11/2010		REGIONAL REPRESENTATIVE Paul Metzger, Sanford Stone	
SIGNATURE OF LEGAL ENTITY <i>Aurelio Vignone</i>	DATE 4/2/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Donald J. [Signature]</i>	DATE 4/27/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
171c The home shall maintain current copies of the following documentation for each of the home's vehicles used to transport residents:  (1) Vehicle registration. (2) Valid driver's license for each vehicle operator. (3) Vehicle insurance. (4) Current state inspection (5) Commercial Driver's License for vehicle operator, if applicable.	The home did not have copies on file of their vehicle registration or insurance	3/11/10	Copies of the required documents have now been placed on file. The administrators will check for these bi-annually or as needed to insure future compliance.	4/20/10 JSL

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

NAME AND ADDRESS OF PERSONAL CARE HOME Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		CURRENT LICENSE NUMBER 101880	
INSPECTION DATES 03/11/2010		REGIONAL REPRESENTATIVE Paul Metzger, Sanford Stone	
SIGNATURE OF LEGAL ENTITY <i>Paul Metzger</i>	DATE 4/2/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Paul Metzger</i>	DATE 4/27/10

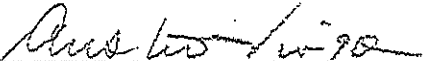

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
183b Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room.	Resident #1 self administers medications and the medication is stored in an unlocked container in a bedroom that is shared with two other residents.	3/11/10	A lock for the medication container was put into place during the inspection. Staff will monitor resident daily for compliance during scheduled rounds. The Administrators will further monitor resident to insure future compliance. The Quality management plan will assess and determine if any additional precautions should be under taken.	4/20/10 <i>JM</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		CURRENT LICENSE NUMBER 101880	
INSPECTION DATES 03/11/2010		REGIONAL REPRESENTATIVE Paul Metzger, Sanford Stone	
SIGNATURE OF LEGAL ENTITY <i>Anastasia Vingo</i>	DATE 4/2/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 4/27/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
227d Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services.	Resident #2 08/12/2009 support plan does not address their diabetic needs.	3/13/10	Resident #2 has been discharged since the inspection to live with family. All future support plans will be reviewed to conform with the regulations concerning all diagnosed needs and supports. The administrators will check monthly and review support plans to insure future compliance.	Steps have been taken to correct violation; full compliance is not verifiable <u>4/29/10</u> <u>SB</u> Date Initials (DPW)

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Chestnut Manor 4926 Chestnut Street, Philadelphia, PA 19139		<b>CURRENT LICENSE NUMBER</b> 101880	
<b>INSPECTION DATES</b> 03/11/2010		<b>REGIONAL REPRESENTATIVE</b> Paul Metzger, Sanford Stone	
<b>SIGNATURE OF LEGAL ENTITY</b> 	<b>DATE</b> 4/2/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 4/27/10

1	2	3	4	5
REGULATION 55 Pa.Code § 2600.	VIOLATION/CLASS	DATE BY WHICH CORRECTION WILL BE COMPLETED	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)	DATE COMPLIANCE VERIFIED BY DPW
227h If a resident or designated person is unable or chooses not to sign the support plan, a notation of inability or refusal to sign shall be documented.	Residents #1, 2 and 3 had not signed their support plans. There was no documentation that the residents refused or were unable to sign.	4/2/10 A	All support plans have now BEEN signed. The Administrators will review support plans to conform to the regulation. To insure future compliance the administrators will check monthly for regulatory fulfillment.	Steps have been taken to correct violation; full compliance is not verifiable 4/20/10 SRS/A Date Initials (DPW)