

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to PRESBYTERIAN SENIOR CARE, INC.

LEGAL ENTITY

To operate WESTMINSTER PLACE OF OAKMONT

NAME OF FACILITY OR AGENCY

Located at 1215 HULTON ROAD, OAKMONT, PA 15139

(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 135  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 15

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 June 28, 2010 until June 28, 2011,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 429620

*Robert E. Robinson*

ISSUING OFFICER

*Kevin 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

JUL 07 2010

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

Mr. Paul M. Winkler, CEO  
Presbyterian Senior Care, Inc.  
Westminster Place of Oakmont  
1215 Hulton Road  
Oakmont, Pennsylvania 15139

Dear Mr. Winkler:

As a result of the Department of Public Welfare's licensing inspection on April 14, 2010 and April 15, 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 black ink that reads "Kevin T. Casey". The signature is written in a cursive style with a large initial "K" and "C".

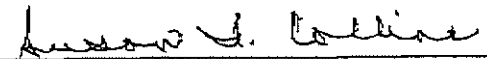
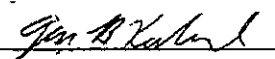
Kevin T. Casey  
Deputy Secretary

Enclosures  
License  
Violation Report

# Western Region

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

No. 0580 P. 2/12  
Jun. 10. 2010 3:55PM PRESBYTERIAN SENIOR CARE

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		Adult Residential	<b>CURRENT LICENSE NUMBER</b> Licensing 429620
<b>INSPECTION DATE(S)</b> (include all dates of the inspection) April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Aiden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Aiden Linhart and Lori Knockstead (April 15, 2010)	
<b>PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION</b> (Required on FIRST PAGE only unless multiple representatives produce the plan) Susan F. Collins, Executive Director			
<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> 	<b>DATE</b> 6/9/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 6-11-10

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
82c Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.	Bedroom #356 had a can of Lysol disinfectant advising to contact poison control if misused.  The unlocked maintenance shop had a container of CRC cutting oil advising to contact physician if ingested and a container of Oatley all purpose cement advising "harmful or fatal if swallowed."  None of the residents have been assessed to safety handle or avoid poisonous materials. REPEAT VIOLATION 05/11/09	April 14, 2010  April 14, 2010  June 5, 2010	Lysol removed from room, family informed to avoid buying poisonous materials.  Maintenance shop locked.  Newsletter sent to all families regarding regulation related to poisonous materials. All WPO staff will be instructed regarding "poisonous material" regulation. Random room audits to be conducted monthly. Findings to be reviewed monthly.  @ @H mfg.	Steps have been taken to correct violation; full compliance is not verifiable. 6-11-10 Date Initials (DPW)

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

JUN 9 2010

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> 429620 <i>Adult Residential Licensing</i>	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)	
<b>PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)</b>			
<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Jessie V. Collins</i>	<b>DATE</b> <i>6/10/10</i> <i>6/9/10</i>	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b>	<b>DATE</b> <i>6-11-10</i>


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
89b Hot water temperature in areas accessible to the resident may not exceed 120°F.	The following water temperatures exceeded the maximum allowable: <ul style="list-style-type: none"> <li>Room #211 bathroom sink – 126.1°F.</li> <li>Room # 229 broom sink – 125.9°F.</li> <li>2<sup>nd</sup> floor center café sink – 128.6°F.</li> <li>Men's room sink (across from dining room) – 124°F.</li> </ul>	<i>April 14, 2010</i>	<i>Corrected @ time of survey. Maintenance department began audits of H<sub>2</sub>O temps 3x day. Will review monthly @ QM mtg.</i>	<i>6-11-10</i> <i>JPL</i>

No. 0580 P. 3/12

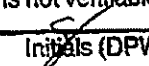
Jun. 10. 2010 3:55PM PRESBYTERIAN SENIOR CARE

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

No. 0580 P. 4/12

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> Adult Residential Licensing 429620	
<b>INSPECTION DATE(S) (include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)	
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<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> 	<b>DATE</b> 6/9/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b>	<b>DATE</b> 6-11-10

Jun. 10. 2010 3:56PM PRESBYTERIAN SENIOR CARE

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
103e Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.	In the main kitchen were the following opened, undated items: <ul style="list-style-type: none"> <li>• Walk-in refrigerator #1 - Welch's brand sparkling white grape juice.</li> <li>• Walk-in refrigerator #2 - ½ gallon of Turner's brand chocolate milk.</li> <li>• Tan storage cupboard - 2 bags of cheese curis.</li> </ul>	April 14, 2010	unlabeled, undated items were discarded. Weekly audits will be conducted with Dining Services Director to ensure compliance. Will be reviewed @ monthly QM mtg. Regulation reviewed with all staff.	Steps have been taken to correct violation; full compliance is not verifiable Date: 6-11-10 Initials (DPW): 

**Western Region**  
**VIOLATION REPORT**  
**PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**  
 JUN 9 2010

No. 0580 P. 5/12

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> Adult Residential Licensing 429620
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Matthew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)
<b>PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)</b>		
<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Jason J. Collins</i>	<b>DATE</b> 6/14/10 6/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b>  <i>[Signature]</i>
		<b>DATE</b> 6-11-10

Jun. 10. 2010 3:56PM PRESBYTERIAN SENIOR CARE

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103f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers shall be required in refrigerators and freezers.	Deep freezer #11 (outside of dry goods room) had no thermometer.	April 14, 2010	Thermometer replaced during survey. Thermometer placement will be included in wkly audit with Dining Services Director - Report @ QM mtg.	6-11-10 <i>[Signature]</i>

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

JUN 9 2010

No. 0580 P. 6/12

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd, Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> Adult Residential Licensing 429620	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)	
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<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Lusvard Collins</i>	<b>DATE</b> <i>6/10/10</i>	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b>	<b>DATE</b> <i>6-11-10</i>

Jun. 10. 2010 3:56PM PRESBYTERIAN SENIOR CARE

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
103g Food shall be stored in closed or sealed containers.	A tan storage cupboard in the main kitchen had two bags of cheese curls that were not sealed.	<i>June 8, 2010</i>	<i>Education for staff re: proper storage of food. Weekly audit with Dining Services Director to ensure compliance. Report @ QM mtg monthly</i>	Steps have been taken to correct violation; full compliance is not verifiable. <i>6-11-10</i> Date <span style="float: right;"><i>[Signature]</i></span> Initials (DPW)

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

No. 0580 P. 7/12

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> Adult Residential Licensing 429620
<b>INSPECTION DATE(S)</b> (Include all dates of the inspection) April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Aiden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Aiden Linhart and Lori Knockstead (April 15, 2010)
<b>PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION</b> (Required on FIRST PAGE only unless multiple representatives produce the plan)		
<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Susan J. Collins</i>	<b>DATE</b> 6/10/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b>
		<b>DATE</b> 6-11-10

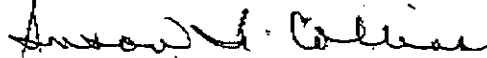
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1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
162c Menus, stating the specific food being served at each meal, shall be prepared for 1 week in advance and shall be followed. Weekly menus shall be posted 1 week in advance in a conspicuous and public place in the home.	The menu posted in the 3 <sup>rd</sup> floor café kitchenette was for the current week only (04/11/10 – 04/17/10).	April 14, 2010	Menu posting to be included with Dining Service audit conducted weekly. Report monthly @ mtg.	6-11-10 <i>JK</i>




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

No. 0580 P. 9/12

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		<b>CURRENT LICENSE NUMBER</b> 429620	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)	
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187a A medication record shall be kept to include the following for each resident for whom medications are administered:  12) Diagnosis or purpose for the medication, including pro re nata (PRN).	The medication administration record for resident #1 did not include the diagnosis for Tylenol 500mg.	April 15, 2010   June 8, 2010	Diagnosis related to Tylenol was added to MAR.  Nursing staff will be educated on reviewing MAR's during recaps to ensure each medication has a diagnosis.  Random audits of MARs will be conducted monthly until compliance maintained - Review @ Monthly PH mtg.	6-11-10 

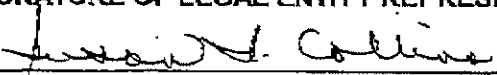
No. 0579 P. 11/12

Jun. 10. 2010 4:04PM PRESBYTERIAN SENIOR CARE

Western Region

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

JUN 9 2010

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Westminster Place of Oakmont 1215 Hulton Rd. Oakmont, PA 15139		Adult Residential License	<b>CURRENT LICENSE NUMBER</b> 4225620
<b>INSPECTION DATE(S) (include all dates of the inspection)</b> April 14, 2010  April 15, 2010		<b>REGIONAL REPRESENTATIVE</b> Diane Whitney, Alden Linhart, Jason Williams, Lori Knockstead and Mathew Jones (April 14, 2010) Diane Whitney, Alden Linhart and Lori Knockstead (April 15, 2010)	
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188b A medication error shall be immediately reported to the resident, the resident's designated person and the prescriber.	The home did not have available resident #2's prescription PRN of MI-Acid R/S liquid for upset stomach.	April 15, 2010          June 8, 2010	PRN medication was discontinued due to non-use.   Random audits will be conducted to assure availability of all meds including PRNs. Review monthly for continued compliance  @ 24 meeting	Steps have been taken to correct violation; full compliance is not verifiable. 6-11-10 Date <span style="float: right;">Initials (DPW)</span>