

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to CONCORDIA LUTHERAN MINISTRIES, INC.

LEGAL ENTITY

To operate CONCORDIA AT RIDGEWOOD PLACE

NAME OF FACILITY OR AGENCY

Located at 1460 RENTON ROAD, PITTSBURGH, PA 15239

(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 75
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 June 22, 2010 until June 22, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 430040

Robert E. Robinson

ISSUING OFFICER

Kim 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 08 2010

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

Ms. Maryjane L. Mertz, Director
Concordia Lutheran Ministries, Inc.
Concordia at Ridgewood Place
1460 Renton Road
Pittsburgh, Pennsylvania 15239

Dear Ms. Mertz:

As a result of the Department of Public Welfare's licensing inspection on 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 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 Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239		CURRENT LICENSE NUMBER 430040	
INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010		REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) MARYJANE MERTZ, DIRECTOR			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>MaryJane Mertz</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jan B. Underhill</i>	DATE 5-25-10

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
3c The personal care home shall post the current license, a copy of the current Violation Report (VR) issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.	A copy of the PA code 55 Chapter 2600 regulations are inaccessible due to being posted in a glass wall cabinet that can not easily be opened located in the basement level of the home. The home's current violation report is inaccessible due to being in a frame posted on a bookshelf located on the home's first floor.	04/15/2010 5-25-10	Knobs were put on cabinet for easier opening. Our current violation report was the same glass enclosed bulletin board listed above. It was also in a frame at the main entrance on the bookshelf in our entry way. The Administrator or designated	5-25-10 <i>g</i>

STAFF PERSON WILL CHECK WEEKLY TO ENSURE THE 2600 REGULATIONS AND CURRENT VIOLATION REPORT ARE POSTED AND ACCESSIBLE
 5-25-10 *g*

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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239		CURRENT LICENSE NUMBER 430040	
INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010		REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryjane Metz</i>	DATE 5/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE <i>off</i> 5-25-10

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
22a2 The following admission document shall be completed for each resident - Medical evaluation completed 60 days prior to or 30 days after admission on a form specified by the Department.	The initial medical evaluation for resident #1 (admitted 11/30/09) was not dated and therefore it could not be determined if the medical evaluation was completed within the required time frame..	04/16/2010	The Med-Eval will be checked by 2nd person in Bus. Off for dates, etc. This should eliminate missed info on any paperwork by the Admission Coord. Staff was educated on the completion of the medical eval only being completed by a physician, PA, or Cert RN Pract. Staff at RWP will not be completing this form. Results will be reported to the QA Committee.	5-25-10 Date Initials (DPW)
141a-1 A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the	Staff person A completes the resident medical evaluation on a regular basis. Staff person A is not a physician, physician's assistance or nurse practitioner.	6-15-10	The Administrator or designated staff person will review all medical evaluations for completion and ensure the medical evaluations are completed by a physician, physician's assistant or a certified nurse practitioner 5-25-10	

correct violation; full compliance is not verifiable
5-25-10
Date Initials (DPW)

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

Western Region

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NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239	CURRENT LICENSE NUMBER Adult Residential 430040
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INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010	REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams
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PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)

SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryjane Kretz</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 5-25-10
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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
Department, within 60 days prior to admission or within 30 days after admission.	<i>Previous Page</i>	<i>04/16/10</i>	<i>Medical evaluation information all written on the previous page.</i>	

(4)

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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239		CURRENT LICENSE NUMBER 430040	
INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010		REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryjane Fruty</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 5-25-10

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
22a4 The following admission document shall be completed for each resident - Support plan developed and implemented within 30 days after admission.	The initial support plan for resident #2 (admitted 11/30/09) was not dated and therefore it could not be determined if the support plan was completed within the required timeframe.	04/16/2010	The Support Plan worker was told about the situation. He will revisit all Support Plans to check for detail once he completes the plan. The DON will be a 2nd set of eyes to look for any missing details on each plan. This is over and above the team input that goes along with doing a Support Plan.	5-25-10 <i>gf</i>
227a A resident requiring personal care services shall have a written support plan developed and implemented within 30 days of admission to the home. The support plan shall be documented on the Department's support plan form.		4/15/2010	The Support Plan worker was apprised of the missing date. He will address this on all support plans in the future. The DON will also be a 2nd set of eyes to check for detail.	

MAY 10 2010

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

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INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010		REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryjane Streetz</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 5-25-10

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
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 #3 (dated 1/11/10) was not signed by the resident.	04/16/2010 Professional request by [redacted] to revisit this regulation for ethical issues. 6-15-10	The Admissors Dept will document on the adm. agreement the # of attempts made to have a resident sign the agreement. We know an "X" will suffice. This resident has severe dementia. The contract is now signed but no one believes the right thing was done. We understand the Guardianship rule but this is an ethical issue. We should not be exploiting a resident with dementia. I am requesting this regulation be revisited for ethical issues. The administrator or designated person will request the resident to sign the contract. If the	Steps have been taken to correct violation; full compliance is not verifiable 5-25-10 Date Initials (DPW)

residents is unable to sign the contract or refuses to sign the contract, the staff person will make a notation of the circumstances, initial and date the contract was signed.

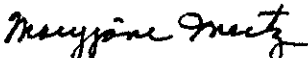
Adult Residential Licensing

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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239		CURRENT LICENSE NUMBER 430040	
INSPECTION DATE(S) (Include all dates of the inspection) April 15, 2010		REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Grayjane Krutz</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 5-25-10

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
81b Wheelchairs, walkers, prosthetic devices and other apparatus used by residents shall be clean, in good repair and free of hazards.	Resident #4 has a grab assist bar which is an entrapment hazard. Additionally the resident's current assessment (12/22/09) and support plan (12/17/09) do not address the use or health and safety measures related to the grab/assist bar. The vinyl on the armrest of the wheelchair used by resident #5 was severely cracked exposing the material under the vinyl. Both armrests on the wheelchair used by resident #6 are severely cracked.	04/16/2010 5-25-10 04/16/2010 05/03/2010	<i>The Support Plan now addresses the grab bar. This will be added to all plans.</i> <i>Safety address in place to prevent entrapment hazard. Assessment updated 5-25-10</i> <i>The charge nurse called the medical equipment Co. who replaced them on both #5 + #6 residents on 5-3-10. They had to be ordered.</i>	Steps have been taken to correct violation; full compliance is not verifiable 6-10-10 Date Initials (DPW)

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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place 1460 Renton Road, Pittsburgh, PA 15239		CURRENT LICENSE NUMBER 430040	
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85d Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.	The trashcan located in the bathroom of double occupancy room #212 was uncovered.	04/15/2010 5-25-10	<p>I would like to deny this violation.</p> <p>The resident had a covered trash can in [redacted] bathroom. The Res. likes to keep pretty things in [redacted] room + was purchased by family to put beside [redacted] chair. We empty trash daily. There is never a pile up or odors. [redacted] only used this for her newspapers + cups.</p> <p>[redacted] did not mean to cause Confusions. This was discussed by the Admin with [redacted]. [redacted] now has a covered can + dislikes it immensely.</p> <p>The Administrator or designated</p>	5-25-10

Staff person will check All Areas which require trash receptacles to be covered weekly to ensure all trash receptacles are covered 5/25/10

AP: [redacted] Licensing

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

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SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryanne Metz</i>	DATE 5-7-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 5-25-10

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101j7 Each resident shall have the following in the bedroom: An operable lamp or other source of lighting that can be turned on/off at bedside.	Resident room #226 did not have a lamp or source of lighting at the bedside.	04/15/2010 5-25-10	The lamp was carried back to the residents bed. This resident does not want a lamp by bed. The reason for the lamp by bed was discussed with [redacted] [redacted] tells [redacted] will keep it there, now. The Administrator or designated staff person will check all resident rooms weekly to ensure all residents have an operable lamp or source of lighting at bedside. 5-25-10	5-25-10 g

DPW 10

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

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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
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.	The small refrigerator used by the activities department located in the home's dining room did not contain a thermometer.	04/15/2010	<i>This was corrected at the time of inspection. Activities staff will check the refrigerator daily + initial + date the appropriate sheet inside. This is kept inside the cabinet door. The thermometer was on the shelf but was removed by a resident prior to inspection.</i>	5-25-10 <i>g</i>

MAY 10

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

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105g-2 Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.	The home's large industrial dryer contained an accumulation of lint measuring approximately ¾ of an inch thick above the lint trap located at the base of the dryer.	04/15/2010	<i>I would like to deny this violation. The dryer (80 lbs) was in the process of drying clothes. If working properly it should show lint. We clean the area after every use. We have added a Shop VAC to keep in the laundry to help clean it. A new instruction sheet was hung + staff trained on use of Shop VAC. This eliminates the mop + hand cleaning. The Shop VAC will be emptied daily as well as continuing to clean the lint screen/area after each cycle use.</i>	5-25-10 <i>Jan</i>

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

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123b Copies of the emergency procedures 107 (relating to emergency preparedness) shall be posted in a conspicuous and public place in the home and a copy shall be kept.	The home's emergency preparedness plan was not posted.	04/15/10	The emergency plan was replaced immediately. A family took it out of the cabinet to read. This is the cabinet in 3c that we were advised would not open. A note was added to the Bulletin Board to state where the main Emergency Procedure Manual was kept. There is also one kept on the kitchenette counter around the corner from the main bulletin board.	5-25-10 <i>cf</i>

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

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132e A fire drill shall be held during sleeping hours once every 6 months.	Sleeping-hours drills were conducted on 2/15/09 at 7:00am and on 9/22/09 at 8:00pm.	04/15/2010	The Fire Log (Drill) has been highlighted for June + December sleeping hours. we tried to rotate months but will keep them strictly the months requested by DPW. This Fire Drill Log will be reviewed at our monthly management meeting.	Steps have been taken to correct violation; full compliance is not verifiable 5-25-10 Date Initials (DPW)

Western Region

VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600
MAY 28 2010

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NAME AND ADDRESS OF PERSONAL CARE HOME Concordia at Ridgewood Place Renton Road, Pittsburgh, PA 15239	Adult Residential Licensing	CURRENT LICENSE NUMBER 430040
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INSPECTION DATE(S) (Include all dates of the inspection) 5/15, 2010	REGIONAL REPRESENTATIVE Leslie Patton, Lisa Alman and Jason Williams
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SIGNATURE AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)

SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Maryjane Shertz</i>	DATE 5-26-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE 6-10-10
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REGULATION 55 Pa.Code § 2600.	VIOLATION	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
187b	Record of resident #11 indicating the resident's 8:00am medications were administered on 4/15/10. The resident's 8:00am medications were not administered.	#11 4-15-2010	Staff member coached on the importance of following the regulation set by DPW. Medications shall only be poured from the original container in the presence of the resident. The MAR will only be initiated when the resident has successfully been administered his/her medications.	

CONCORDIA RIDGEWOOD

14127981865

05/28/2010 08:31