

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to RICHARDSON GROUP SENIOR CITIZENS LIVING QUARTER, INC.

LEGAL ENTITY

To operate RICHARDSON GROUP SENIOR CITIZENS LIVING QUARTER

NAME OF FACILITY OR AGENCY

Located at 1754 BRIDGE STREET, BUILDING II, PHILADELPHIA, PA 19124

(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 16  
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: 133060

*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

Ms. Diane S. Richardson, Administrator/Managing Director  
Richardson Group Senior Citizens Living Quarter, Inc.  
7942 Gilbert Street  
Philadelphia, Pennsylvania 19150

RE: Richardson Group Senior Citizens Living Quarter  
1754 Bridge Street, Building II  
Philadelphia, Pennsylvania 19124

Dear Ms. Richardson:

As a result of the Department of Public Welfare's licensing inspection on April 29, 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".

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> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124		<b>CURRENT LICENSE NUMBER</b> 133060	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 29, 2010		<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone	
<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>Maria S. Richardson</i>	<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> <i>Kannah Helms</i>	<b>DATE</b> 6/2/10

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
<b>25d-1SOP</b> The resident-home contract must include whether the home collects a portion of a resident's rent rebate under § 2600.25(d) (relating to resident-home contract).	The home had not completed addendums to contracts addressing the home's rent rebate policy for residents # 2 and 3.	5/18/10	Administrator in the future will attach a copy of rent rebate policy to all contracts for all private pay and SSI residents indicating whether we will or will not collect rent rebates.	Steps have been taken to correct violation; full compliance is not verifiable Date: 6/2/10 Initials (DPW): <i>MS</i>

Contracts for residents #2 + #3 were updated to include whether the home collects a portion of the rent rebate. The administrator will review the contracts of all current residents to ensure the required information is present.

*MS*  
6/2/10

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124	<b>CURRENT LICENSE NUMBER</b> 133060
---	---

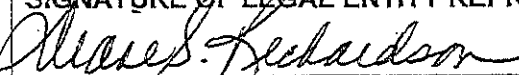
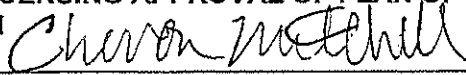
<b>INSPECTION DATE(S)</b> (Include all dates of the inspection) April 29, 2010	<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone
---	--

**PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION** (Required on FIRST PAGE only unless multiple representatives produce the plan)

<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Maria S. Richardson</i>	<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> <i>Chevon Mitchell</i>	<b>DATE</b> 6/9/10
---	------------------------	--	-----------------------

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
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	Staff person A's Pennsylvania State Police criminal history record check completed on 10/26/2009 indicated that the staff person had been convicted of offenses that prohibit employment in the home in accordance with the Older Adult Protective Services Act.	5/18/10	Administrators will not accept employment from individuals who are not in compliance with the Older Adult Protective Services Act and will review all background checks to make sure they do not fall within the violation of cited codes.	Steps have been taken to correct violation; full compliance is not verifiable 6/9/10 <i>DM</i> Date Initials (DPW)

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124		<b>CURRENT LICENSE NUMBER</b> 133060	
<b>INSPECTION DATE(S)</b> (Include all dates of the inspection) April 29, 2010		<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone	
<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> 	<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 6/9/10

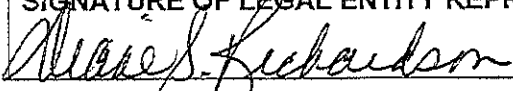
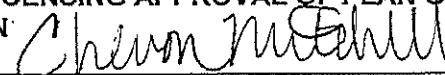
1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
52 (continued) (35 P.S. §§ 10225.101— 10225.5102) and 6 Pa.Code Chapter 15 (protective services for older adults) and other applicable regulations.		5/18/10	In the future Admin- istrators will follow all guidelines.	

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124		<b>CURRENT LICENSE NUMBER</b> 133060		
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 29, 2010		<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone		
<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>Maria S. Richardson</i>		<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> <i>Laura Helms</i>	<b>DATE</b> 6/2/10

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
102k Use of a common towel is prohibited.	Individual cloth towels are in the home's bathrooms. These towels are not individually labeled.	5/20/10	Administrators were put on a check in last 3 bedrooms. Immediately advised the future administrators were contact a company to look into free-standing hand dryers.	6/2/10 <i>etc</i>

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124		<b>CURRENT LICENSE NUMBER</b> 133060	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> April 29, 2010		<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone	
<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> 	<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> 	<b>DATE</b> 6/2/10

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
187d The home shall follow the directions of the prescriber.	The home is not following the directions of the prescriber. <ul style="list-style-type: none"> <li>• Resident # 3 has a prescription for Hydrocodone 5/Acetaminophen 500mg. The medication is to be administered 1 tablet every 6 hours, but the home is administering it at 8 am, 2 pm, and 8 pm. The same resident has a prescription for Oxybutynin Chloride 5 mg that is to be administered 1 tablet every 8 hours. The home is administering the medication at 8 am and 8 pm.</li> <li>• Resident # 4 has a prescription for Metoprolol Tartrate 100 mg 1</li> </ul>	5/20/10	Administered, will indicate on the MAR for resident #3 to take Acetaminophen 500mg at 8 AM, 2 PM, 8 PM and 2 AM and if resident refuse to take at 2 AM Administer to wife document on MAR residents "Refused". Administered will also indicate for	Steps have been taken to correct violation; full compliance is not verifiable Date: 6/2/10 Initials (DPW): CKM

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

NAME AND ADDRESS OF PERSONAL CARE HOME Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124		CURRENT LICENSE NUMBER 133060	
INSPECTION DATE(S) (Include all dates of the inspection) April 29, 2010		REGIONAL REPRESENTATIVE Metzger, Stone	
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>Alfred S. Richardson</i>	DATE <i>5/18/10</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cheron Mitchell</i>	DATE <i>6/9/10</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
187d (continued)	tablet every 12 hours. The resident last received the medication on 4/26/10.	<i>5/20/10</i>	<i>resident #3 <del>Bygones</del> Chloride 5mg at 8am, 1pm 6pm and 11:00pm. Admitted in the future will get re- resident #4's medication by a regular pharmacy. County Veterans Administration has forwarded the updated medication. VA will be in- posed by any medication which is not delivered on a timely schedule.</i>	

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

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Richardson Group, Senior Citizens Living Quarters 1754 Bridge Street, Bldg II, Philadelphia 19124	<b>CURRENT LICENSE NUMBER</b> 133060
---	---

<b>INSPECTION DATE(S)</b> (Include all dates of the inspection) April 29, 2010	<b>REGIONAL REPRESENTATIVE</b> Metzger, Stone
---	--

**PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION** (Required on FIRST PAGE only unless multiple representatives produce the plan)

<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> <i>Mary J. Lechman</i>	<b>DATE</b> 5/18/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> <i>Chwan McNeil</i>	<b>DATE</b> 6/9/10
---	------------------------	---	-----------------------

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
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.	Resident # 2's support plan was completed on 3/2/2010 and the assessment was completed on 3/3/2010. Therefore the support plan was not based upon the assessment.	5/19/10	<i>A review of resident #2 assessment and support plan was incorrectly dated wrong. In the future all residents will make sure the assessments is completed within time allotted along with the support plan to follow 30 days after admission.</i> 1474/10	Steps have been taken to correct violation; full compliance is non-verifiable Date: 6/9/10 Initials (DPW): <i>MSM</i>