

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to NORTHVIEW ESTATES LIMITED PARTNERSHIP

LEGAL ENTITY

To operate NORTHVIEW ESTATES

NAME OF FACILITY OR AGENCY

Located at 945 BORDER AVENUE, ELLWOOD CITY, PA 16117

(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

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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: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 10

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 December 23, 2010 until December 23, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 404990

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

JAN 10 2011

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

Mr. Thomas J. George, VP of Assisted Living
Northview Estates Limited Partnership
106 East North Street
New Castle, Pennsylvania 16101

RE: Northview Estates
945 Border Avenue
Ellwood City, Pennsylvania 16117

Dear Mr. George:

As a result of the Department of Public Welfare's licensing inspection on November 10 2010, and November 12, 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.

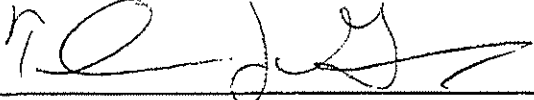

Sincerely,

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

Kevin T. Casey
Deputy Secretary

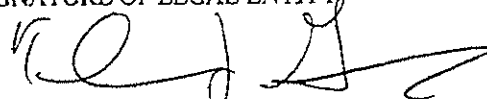
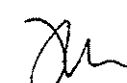
Enclosures
License
Violation Report

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

NAME AND ADDRESS OF PERSONAL CARE HOME NORTHVIEW ESTATES, 945 BORDER AVENUE ELLWOOD CITY, PA 16117		CURRENT LICENSE NUMBER 404990	
INSPECTION DATES (Include all dates of the inspection) 11/10/2010		REGIONAL REPRESENTATIVE Caroline Goedert, 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 	DATE 12-8-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 12/10/10



REGULATION 55 Pa.Code §2600	VIOLATION	DATE COMPLIANCE VERIFIED BY	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
82a Poisonous materials shall be stored in their original, labeled containers.	An unlabeled bottle of yellow cleaner was located in the kitchen. According to staff, the item was oven cleaner. <p style="text-align: center; font-size: 1.2em;">Western Region</p> <p style="text-align: center;">DEC 2010</p>	12-8-10	<ol style="list-style-type: none"> 1. A label was placed on the bottle on the day of the inspection. 2. Disciplinary action has been rendered against all cooks for failure to follow established policy on Chemicals Present in the Workplace. 3. All chemicals ordered at the facility have been checked to ensure they are in their original containers with proper labels. 4. A member of the facility's safety committee will check all poisonous material monthly to ensure continued compliance.. 5. All staff have been trained on the regulations and the facility's policy on Hazardous Communications as well as policy on Chemicals Present in the Workplace. 	
132f Alternate exit routes shall be used during fire drills.	The secure unit's west exit was used for all of the fire drills within the past year.		See Page 2	

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	<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Mont</th> <th>Date</th> <th>Time</th> <th>Evac. Time</th> <th>FSE</th> </tr> </thead> <tbody> <tr><td>Jan</td><td>01/29/2010</td><td>04:05 PM</td><td>3 min. 23 sec.</td><td>No</td></tr> <tr><td>Feb</td><td>02/28/2010</td><td>09:51 AM</td><td>3 min. 7 sec.</td><td>No</td></tr> <tr><td>Mar</td><td>03/24/2010</td><td>10:20 AM</td><td>8 min. 12 sec.</td><td>No</td></tr> <tr><td>Apr</td><td>04/29/2010</td><td>11:22 PM</td><td>9 min. 33 sec.</td><td>No</td></tr> <tr><td>May</td><td>05/20/2010</td><td>01:42 PM</td><td>5 min. 32 sec.</td><td>No</td></tr> <tr><td>Jun</td><td>06/30/2010</td><td>02:41 PM</td><td>5 min. 32 sec.</td><td>No</td></tr> <tr><td>Jul</td><td>07/27/2010</td><td>04:00 PM</td><td>7 min. 48 sec.</td><td>No</td></tr> <tr><td>Aug</td><td>08/30/2010</td><td>08:15 PM</td><td>9 min. 7 sec.</td><td>No</td></tr> <tr><td>Sep</td><td>09/23/2010</td><td>10:50 AM</td><td>8 min. 0 sec.</td><td>Yes</td></tr> <tr><td>Oct</td><td>10/26/2010</td><td>04:45 AM</td><td>8 min. 57 sec.</td><td>No</td></tr> <tr><td>Nov</td><td>11/30/2009</td><td>09:34 AM</td><td>6 min. 42 sec.</td><td>No</td></tr> <tr><td>Dec</td><td>12/30/2009</td><td>06:10 PM</td><td>7 min. 6 sec.</td><td>No</td></tr> </tbody> </table> <p style="text-align: center; font-size: large; margin-top: 20px;">Western Region</p> <p style="text-align: center; font-size: large; margin-top: 20px;">DEC 2010</p> <p style="text-align: center; margin-top: 20px;">Adult Residential Licensing</p>	Mont	Date	Time	Evac. Time	FSE	Jan	01/29/2010	04:05 PM	3 min. 23 sec.	No	Feb	02/28/2010	09:51 AM	3 min. 7 sec.	No	Mar	03/24/2010	10:20 AM	8 min. 12 sec.	No	Apr	04/29/2010	11:22 PM	9 min. 33 sec.	No	May	05/20/2010	01:42 PM	5 min. 32 sec.	No	Jun	06/30/2010	02:41 PM	5 min. 32 sec.	No	Jul	07/27/2010	04:00 PM	7 min. 48 sec.	No	Aug	08/30/2010	08:15 PM	9 min. 7 sec.	No	Sep	09/23/2010	10:50 AM	8 min. 0 sec.	Yes	Oct	10/26/2010	04:45 AM	8 min. 57 sec.	No	Nov	11/30/2009	09:34 AM	6 min. 42 sec.	No	Dec	12/30/2009	06:10 PM	7 min. 6 sec.	No	12-8-10	<ol style="list-style-type: none"> 1. Fire drills were held on 11/19/10 and 12/8/10 utilizing alternate exit routes. 2. Staff conducting drills has been trained on regulations requiring the use of alternate exit routes during drills. 3. The Administrator will ensure all future drill utilize alternate exit routes. 	<p style="text-align: right; font-size: small;">Steps have been taken to correct violation; full compliance is not verifiable</p> <p style="text-align: right; font-size: small;">Date: <u>12/10/10</u> Initials: <u>DPW</u></p>
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REGULATION 55 Pa.Code §2600	VIOLATION	DATE COMPLIANCE VERIFIED BY	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
202 The following procedures are prohibited: (1) Seclusion, defined as involuntary confinement of a resident in a room from which the resident is physically prevented from leaving, is prohibited. (2) Aversive conditioning, defined as the application of startling, painful or noxious stimuli, is prohibited. (3) Pressure point techniques, defined as the application of pain for the purpose of achieving	<p>Resident #1 is ordered Seroquel 50mg, take one tablet by mouth as needed for agitation. The resident received the medication on 11/01/10 at 07:00am. Resident record documentation indicated that the resident was running into other residents with his/her wheelchair and refused to sit in a recliner. Resident #1 also received the medication on 11/08/10 at 5:30pm. Resident record documentation indicated that the medication was given for agitation, and that the resident was wheeling around in a wheelchair looking for a family member and yelling at staff.</p> <p>Resident #2 is ordered Haldol 5mg intramuscular every four hours as needed for severe agitation. The medication was administered on 08/03/10 at 10:30am and 08/04/10 at 7:00pm. Staff person A stated that the resident was administered the injection when he/she would try to hit staff. Resident record documentation indicated that on 08/03/10 the resident was being loud and difficult to redirect. The resident record documentation for 08/03/10 also stated that the resident was yelling and hitting other residents in addition to trying to get out of the door of the secure dementia unit. The resident record documentation for 08/04/10</p>	<p>12-8-10</p> <p>12/31/10</p> <p>Adult Resident</p>	<ol style="list-style-type: none"> All PRN medications ordered for agitation have been discontinued. On 12/2/10 all staff members were educated on the regulations and the use of PRN medications as restraints. All medications have been reviewed to ensure compliance. The facility's quality management team will continue to review all resident medication monthly to ensure continued compliance. <p>Any resident that is ordered a prn medication will have a detailed, comprehensive assessment and support plan for meeting the residents needs in a manner consistent with safe management practices. This will include a description of the physical symptoms of anxiety or agitation such as increased heart rate or respiration.</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p>12/10/10 Date Initials (DPW)</p> <p>JAW 12/10/10</p>

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reduces a resident's ability to move his arms, legs, head or other body parts freely, is prohibited.	<p style="font-size: 1.2em;">Western Region</p> <p style="font-size: 1.2em;">DEC 2010</p> <p style="font-size: 1.2em;">Adult Residential Licensing</p>			