

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH

To operate CONCORDIA OF THE SOUTH HILLS

Located at 1300 BOWER HILL ROAD, MT. LEBANON, PA 15243

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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To provide Personal Care Homes

The total number of persons which may be cared for at one time may not exceed 70
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 12

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

and shall remain in effect from March 7, 2011 until March 7, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 441450

Robert E. Robinson
ISSUING OFFICER

[Signature]
DIRECTOR

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 - 01/11



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PENNSYLVANIA 17105-2675

ADULT RESIDENTIAL LICENSING

MAR 17 2011

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

Mr. Brian K. Hortent, CEO
Concordia Lutheran Ministries of Pittsburgh
134 Marwood Road
Cabot, Pennsylvania 16023

RE: Concordia of the South Hills
1300 Bower Hill Road
Mt. Lebanon, Pennsylvania 15243

Dear Mr. Hortent:

As a result of the Department of Public Welfare's licensing inspection on January 21, 2011 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, appearing to read 'R. Melusky'.

Ronald Melusky
Acting Director

Enclosures
License
Violation Report

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

NAME AND ADDRESS OF PERSONAL CARE HOME CONCORDIA OF THE SOUTH HILLS, 1300 BOWER HILL ROAD MT LEBANON, PA 15243		CURRENT LICENSE NUMBER 441450	
INSPECTION DATES (include all dates of the inspection) 01/21/2011		REGIONAL REPRESENTATIVE Alden M. Linhart, Joe Phillips	
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 <i>Concordia Lutheran Services Theresa Fennell</i>	DATE 2/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Joe J. Perzino (JJP)</i>	DATE 2-24-11

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
64c An administrator shall have at least 24 hours of annual training relating to the job duties. The Department-approved administrator training courses specified in subsection (a) fulfill the annual training requirement for the first year.	Staff person A, the home's administrator, completed only 18 hours of annual training in training year 2010.	2-1-11	<p><i>Administrator will contact to seek training approved to DPW in a timely manner. Enrolled in PCH Fire Safety training and Respite Competency test. These count as a total of 5 hrs.</i></p> <p><i>An annual staff training plan will be developed for the administrator which includes 25 hours of Department approved, which may include 12 hours of on-line training for the training year 2011.</i></p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><i>2-24-11</i> Date</p> <p><i>JJP</i> Initials (DPW)</p>

2-24-11 JJP

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

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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 <i>Melissa Fennell</i> Concordia Lutheran Services	DATE 2/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 2-24-11

CONCORDIA SH


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
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.	Two cleaning carts were stored in an unlocked "electrical" room. Metal cleaner, clorox bathroom cleaner, and floor and furniture cleaners with the manufacture's labels indicating "call poison control" or "consult a physician", were unlocked and accessible to residents on the second floor of the home. Residents of the home, have not all been assessed capable of recognizing and using poisons safely.	2-14-11	Lock on electrical room has been changed. Housekeeping cleaning carts will be locked in Rm when not in use will develop monitor to ck. Cleaning carts and send to QA.	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><i>[Signature]</i> Date: 2-24-11 Initials (DPW)</p>
			See page 2A	

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02/24/2011

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

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

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SIGNATURE OF LEGAL ENTITY <i>Theresa Fennell Concordia Retirement Services</i>	DATE 2/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>JSP</i>	DATE 2/24/11

CONCORDIA SH

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
132c A written fire drill record shall include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.	The home is rounding off the time of the fire drills into whole minutes.	2/8/11	Fire Drills have been conducted monthly as per regulation. Facility will discontinue the practice of rounding off drill times to the nearest minute and will record minutes and seconds with each drill. Fire Drills will be monitored monthly for compliance and results reported to CA Committee.	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><i>JSP</i> Date: 2/24/11 Initials (DPW)</p>

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VIOLATION REPORT
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CONCORDIA SH

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	Month	Date	Time	Evac. Time	FSE			
	Jan	01/23/2011	02:00 PM	4 minutes	No			
	Feb				No			
	Mar				No			
	Apr				No			
	May				No			
	Jun				No			
	Jul				No			
	Aug				No			
	Sep				No			
	Oct	10/21/2010	11:00 AM	4 minutes	No			
	Nov	11/29/2010	01:40 PM	4 minutes	No			
	Dec	12/02/2010	03:30 PM	4 minutes	No			

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132d Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.	The home does not have designated evacuation time from a fire safety expert.	2-8-11	<i>Mt. Lebanon Fire Dept</i> <i>[Redacted]</i> <i>Fire Safety expert. Did Facility Evacuation.</i> <i>Attach to the results of that inspection and education.</i> <i>Will contact Mt. Lebanon Fire Dept. 2 months in advance.</i> <i>Will fill out Personal Care Check list. Provided by Mt. Lebanon Fire Dept.</i> <i>A safe evacuation time of 4 minutes 30 seconds has been designated in writing by a fire safety expert.</i> <i>2-21-11 JJP</i>	<i>2-24-11 JJP</i>

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	Jan	01/23/2011	02:00 PM	4 minutes	No			
	Feb				No			
	Mar				No			
	Apr				No			
	May				No			
	Jun				No			
	Jul				No			
	Aug				No			
	Sep				No			
	Oct	10/21/2010	11:00 AM	4 minutes	No			
	Nov	11/29/2010	01:40 PM	4 minutes	No			
	Dec	12/02/2010	03:30 PM	4 minutes	No			