

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to PRESBYTERIAN HOMES IN THE PRESBY. OF LAKE ERIE, INC.

To operate PRESBYTERIAN LODGE

Located at 2628 ELMWOOD AVENUE, ERIE, PA 16508

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

The total number of persons which may be cared for at one time may not exceed 35
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

and shall remain in effect from May 24, 2011 until May 24, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 447650

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.



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

ADULT RESIDENTIAL LICENSING

MAY 26 2011

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

Mr. Carl Waterhouse, NHA
Presbyterian Homes in the Presby. of Lake Erie, Inc.
Presbyterian Lodge
2628 Elmwood Avenue
Erie, Pennsylvania 16508

Dear Mr. Waterhouse:

As a result of the Department of Public Welfare's licensing inspection on April 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', with a long horizontal stroke extending to the right.

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 PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>Carol Whitehouse</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>D. McConnell</i>	DATE 5/18/11

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
81b Wheelchairs, walkers, prosthetic devices and other apparatus used by residents shall be clean, in good repair and free of hazards.	A bed rail that measured 22" in length is attached to resident #1's bed. No 15 minute checks are conducted while resident #1 is in bed and utilizing the bed rail.	5/17/11	During inspection, it was pointed out that the bed rail for resident #1 was 4" over the maximum length of 18". While the surveyors were on site we changed out the bed to comply. A halo bar was attached the next day along with a halo cover. The halo cover is a fine mesh with zippered bottom that we also zip tied so it would not move around. The bed that was at issue was her skilled bed that we brought to personal care. It also was a brand new electric hi/low bed that we just purchased. We were not aware that we were out of compliance because the bed is FDA compliant rated. We have contacted the supplier and they have contacted the manufacture to inform them of the issue we ran into.	<i>JM</i> 5/18/11

Western Region

MAY 17 2011

Adult Residential Licensing

Attached is our policy & procedure on Side Rails/ Grip Handles, Use Of that we follow.

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

MAY/17/2011/TUE 01:09 PM ERIE PRESBY LODGE FAX No. 814-864-7929 P. 004

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>[Signature]</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/18/11

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
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.	<p>Resident #2 did not evacuate the building or to a fire safe area during the fire drill on 11/29/10.</p> <p>The fire safety expert has designated 5 minutes as the home's safe evacuation time. The following drills have exceeded that amount of time:</p> <ul style="list-style-type: none"> • 10/30/10 at 3:53pm-5 min, 46 sec • 11/29/10 at 5:04am-5 min, 30 sec <p>Repeated Violations: 06/18/2010</p>	<p>6/15/11</p> <p>6/30/11</p> <p>5/17/11</p>	<p>The Maintenance Director will educate staff that all residents are to be evacuated to a fire safe area within the designated 5 minutes that was deemed appropriate by the fire safety expert.</p> <p>A monitor of the fire drills will be developed by the Maintenance Director to ensure that all residents are evacuated to fire safe areas within the designated 5 minutes. This monitor will be updated / completed for each and every fire drill.</p> <p>Walkie talkies which were previously stored in the front / main office have now been distributed to all (Personal care and Skilled Nursing) nurse stations. Therefore, in the event of an</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p>8/17/11 Date Initials (DPW)</p>
<p>Western Region</p> <p>MAY 17 2011</p>				

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

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>Carl Winterhouse</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/18/11

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																																			
	<table border="1"> <thead> <tr> <th>Month</th> <th>Date</th> <th>Time</th> <th>Evac. Time</th> <th>FSE</th> </tr> </thead> <tbody> <tr> <td>Jan</td> <td>01/31/2011</td> <td>11:40 PM</td> <td>4 min, 30 sec</td> <td>No</td> </tr> <tr> <td>Feb</td> <td>02/09/2011</td> <td>09:15 AM</td> <td>4 min, 10 sec</td> <td>No</td> </tr> <tr> <td>Mar</td> <td>03/22/2011</td> <td>09:30 PM</td> <td>4 min, 50 sec</td> <td>No</td> </tr> <tr> <td>Oct</td> <td>10/30/2010</td> <td>03:53 PM</td> <td>5 min, 46 sec</td> <td>No</td> </tr> <tr> <td>Nov</td> <td>11/29/2010</td> <td>05:04 AM</td> <td>5 min, 30 sec</td> <td>No</td> </tr> <tr> <td>Dec</td> <td>12/30/2010</td> <td>02:30 PM</td> <td>3 min, 15 sec</td> <td>No</td> </tr> </tbody> </table>	Month	Date	Time	Evac. Time	FSE	Jan	01/31/2011	11:40 PM	4 min, 30 sec	No	Feb	02/09/2011	09:15 AM	4 min, 10 sec	No	Mar	03/22/2011	09:30 PM	4 min, 50 sec	No	Oct	10/30/2010	03:53 PM	5 min, 46 sec	No	Nov	11/29/2010	05:04 AM	5 min, 30 sec	No	Dec	12/30/2010	02:30 PM	3 min, 15 sec	No		<p>emergency or drill, communication can be maintained between the two evacuation sites. This will also allow us to maintain evacuations under the 5-minute time frame. Previously one person was physically checking both meeting places to confirm evacuation. This step alone was adding a minute or more to the fire drill time frame. We have trained staff so evacuation information is now transmitted over the walkie-talkies as to when the last resident exits / steps over the threshold of the facility.</p>	
Month	Date	Time	Evac. Time	FSE																																			
Jan	01/31/2011	11:40 PM	4 min, 30 sec	No																																			
Feb	02/09/2011	09:15 AM	4 min, 10 sec	No																																			
Mar	03/22/2011	09:30 PM	4 min, 50 sec	No																																			
Oct	10/30/2010	03:53 PM	5 min, 46 sec	No																																			
Nov	11/29/2010	05:04 AM	5 min, 30 sec	No																																			
Dec	12/30/2010	02:30 PM	3 min, 15 sec	No																																			
<p>Western Region</p> <p>MAY 17 2011</p>																																							

Adult Residential Licensing

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

MAY/17/2011/TUE 01:09 PM ERIE PRESBY LODGE

P. 006

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>[Signature]</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/18/11

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
132g Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.	Per staff interview, staff members from the skilled side of the facility help to evacuate the residents on the personal care side of the facility during fire drills.	5/17/11	We will separate out our Personal Care and Skilled Nursing fire drill sign in-sheets to ensure that we can definitely show that we do not mix staffs during our fire drills.	
		6/15/11	Evacuation of the personal care residents will be supervised by only the staff who are on-duty for personal care home.	Steps have been taken to correct violation; full compliance is not verifiable 5/18/11 Date Initials (DPW)
		7/31/11	Administrator will supervise at least one fire drill by July 2011, to ensure proper process	

Western Region

MAY 17 2011

Adult Residential Licensing

is being followed.

[Signature] 5/18/11

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

Page 5 of 5

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>Carl Whitehouse</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>JL</i>	DATE 5/18/11

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
132h Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.	Per staff interview, residents evacuate outside to two different meeting places. The meeting places are not within view of each other, and according to the staff schedule, there are nights where only one staff member is present in the home. In addition, staff do not utilize a means of electronic communication to check residents at both meeting places.	5/18/11	After the surveyors left, The Skilled Nursing Administrator, Personal Care Administrator and Maintenance Director viewed our fire safety designated areas and we have determined that they are within view of each other. Upon our compliance review, we will show the surveyor the line of sight between the two fire safe areas.	5/18/11
Western Region	2011	6/15/11	The Maintenance Director will educate staff that all residents are to be evacuated to a fire safe areas and that line of sight needs to be maintained by a staff member to ensure all residents have been evacuated.	6/15/11
Adult Residential Licensing		4/15/11	If we have a hospice resident at any	

Steps have been taken to correct violation; full compliance is not verifiable
 Date: 5/18/11 Initials: JL (DPW)

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

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>Sail Waterhouse</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/18/11

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
132h Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.	Per staff interview, residents evacuate outside to two different meeting places. The meeting places are not within view of each other, and according to the staff schedule, there are nights where only one staff member is present in the home. In addition, staff do not utilize a means of electronic communication to check residents at both meeting places.	5/17/11	time in Personal care we will ensure that we have one additional staff person on the 24 x 7 schedule to ensure that a staff person remains with the hospice resident during a fire drill. Walkie talkies which were previously stored in the front / main office have now been distributed to all (Personal care and Skilled Nursing) nurse stations. Therefore, in the event of an emergency or drill, communication can be maintained between the two evacuation sites. This will also allow us to maintain evacuations under the 5-minute time frame. Previously one person was physically checking both meeting places to confirm evacuation. This step alone was adding a minute or	Steps have been taken to correct violation; full compliance is not verifiable 5/18/11 Date <i>[Signature]</i> Initials (DPW)

Western Region
 2011
 Adult Residential Licensing

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

Page ⁶ of 5

MAY 17 2011 TUE 01:10 PM

ERIE PRESSY LODGE

FAX No. 814-864-7929

P. 009

file

NAME AND ADDRESS OF PERSONAL CARE HOME PRESBYTERIAN LODGE, 2628 ELMWOOD AVENUE ERIE, PA 16508		CURRENT LICENSE NUMBER 447650	
INSPECTION DATES (Include all dates of the inspection) 04/21/2011		REGIONAL REPRESENTATIVE L. Mazza, D. McConnell	
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>Michelle L. Mazza</i>	DATE 5/17/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/18/11

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
132h Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.	Per staff interview, residents evacuate outside to two different meeting places. The meeting places are not within view of each other, and according to the staff schedule, there are nights where only one staff member is present in the home. In addition, staff do not utilize a means of electronic communication to check residents at both meeting places.	6/15/11	more to the fire drill time frame. We have trained staff so evacuation information is now transmitted over the walkie-talkies as to when the last resident exits / steps over the threshold of the facility. <i>Administrator will ensure that staffing is adequate to ensure proper supervision of all residents during fire drills and at the designated meeting areas. Residents will be accounted for and supervised.</i>	
		7/31/11	<i>Administrator will</i>	

Western Region

2011

Adult Residential Licensing

supervise a fire drill with minimum staffing - one staff on duty - to ensure that proper procedures are followed and residents are accounted for as needed - 5/18/11