

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 FOX CHAPEL

Located at 931 ROUTE 910, CHESWICK, PA 15024

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 61
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 58

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 July 13, 2011 until July 13, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 442470

Robert E. Robinson

ISSUING OFFICER

RC King

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

JUL 07 2011

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

Mr. Brian K. Hortert, CEO
Concordia Lutheran Ministries of Pittsburgh
1300 Bower Hill Road
Pittsburgh, Pennsylvania 15243

RE: Concordia of Fox Chapel
931 Route 910
Cheswick, Pennsylvania 15024

Dear Mr. Hortert:

As a result of the Department of Public Welfare's licensing inspection on June 13, 2011 of the above personal care home, we have found that your personal care home is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (related to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed personal care home will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

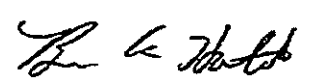
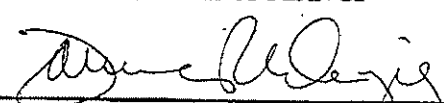
A handwritten signature in cursive script that reads "Ronald Melusky/98".

Ronald Melusky
Acting Director

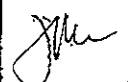
Enclosures
License
Violation Report

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

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NAME AND ADDRESS OF PERSONAL CARE HOME CONCORDIA OF FOX CHAPEL, 931 Route 910 Cheswick, PA 15243		CURRENT LICENSE NUMBER 44247	
INSPECTION DATES (Include all dates of the inspection) 06/13/2011		REGIONAL REPRESENTATIVE Diane Whitney, Amanda Schumacher	
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 6/30/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 6/30/11

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
42c A resident has the right to receive visitors for a minimum of 12 hours daily, 7 days per week.	The home rules state that visiting days and times are Monday through Friday from 9:00am to 8:00pm, with hours unrestricted for family and relatives.	7/5/11 OR At Closing AS we do not Have operational Control.	Concordia of Fox Chapel has Agreed to honor the current Resident Agreements from Sunrise which has incorrect information regarding visiting hours. Please see enclosed addendum to the contract which indicates visitors are welcome 24 hours a day 7 days a week. All new contracts will have the corrected information along with the posted home rules. Administration will monitor for compliance	 6/30/11
Western Region				
JUN 30 2011				

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06/29/2011

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PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

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CONCORDIA SH

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85a Sanitary conditions shall be maintained.	On 6-13-2011, the 'sensory workshop' in the West Wing sitting area had an odor of urine. On 6-13-2011, the West Wing kitchenette refrigerator had a red liquid spill on the top wire rack.	7/5/11	Concordia of Fox Chapel does not currently own the facility and has no operational control. Cited areas were cleaned on date of inspection and staff will be re-trained as proper cleaning of areas of the facility. Administration or Designer will monitor during daily rounds and results of any adverse findings will be reported to the Q.A. Committee.	<i>[Signature]</i> 6/30/11
Western Region JUN 30 2011 Adult Residential Licensing				

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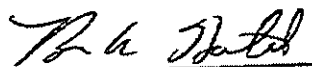
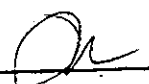
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103e Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.	<p>The main kitchen's commercial freezer had undated food items consisting of : 1 small plastic bag of almond slivers, 1 package of egg rolls, 4 one dozen packages of croissant rolls, and 1 three gallon container of butter pecan ice cream.</p> <p>The main kitchen's commercial refrigerator had undated food items consisting of : a bag of lunch meat, a bag of sausages, a bag of salad, and a bag of leaf basil.</p>	7/5/11	<p>Concordia of Fox Chapel has no operations contract at the facility.</p> <p>All items noted were discarded at time of inspection.</p> <p>On-duty and Line Staff will be In-Serviced on the Regulation Administrator/Designer, and Food Service Director will monitor for compliance.</p> <p>Results of monitoring will be reported to QH Committee.</p> <p>See attached teaching Form</p>	<i>(Signature)</i> 6/30/11

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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.	<p>The temperature of main kitchen's commercial freezer was 8 degrees Fahrenheit.</p> <p>The temperatures in the C court kitchenette refrigerator/freezer were: refrigerator 45 degrees Fahrenheit, freezer 40 degrees Fahrenheit.</p> <p>The West wing kitchenette refrigerator/freezer did not have thermometers in either compartment.</p>	7/5/11	<p><i>Temperatures in All Refrigerators and Freezers were adjusted to be in compliance with the regulation. new thermometers were placed in refrigerators and freezers to properly monitor temperatures.</i></p> <p><i>Food Service Director/Administrator will monitor temperature daily to ensure compliance. In-services will be completed to teach staff proper food storage. monitor results will be reported to the QA Committee.</i></p> <p><i>(see attached teaching form)</i></p>	 6/30/11

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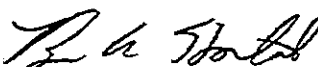

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144c1 If smoking is permitted, the designated smoking room or area outside the home shall have fireproof receptacles and ashtrays, direct outside ventilation, no interior ventilation from the smoking room through other parts of the home, fire resistant furniture and fire extinguishers.	The home's designated smoking area did not have a fire proof receptacle. There were 9 cigarette butts in the grass and mulch areas. There is a gas grill with a propane tank approximately 5 feet from the smoking area.	<i>7/5/11</i>	<i>The Home's Designated Smoking Area has been moved Away From any Flammable Areas and Proper Receptacle Has been Placed. Administrator/Designer will monitor during Daily Rounds to ensure compliance with results reported to the Q.H. Committee (Please see attach Photos as Proof)</i>	<i>6/30/11</i>
	Western Region JUN 30 2011 Adult Residential Licensing			


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187a A medication record shall be kept to include the following for each resident for whom medications are administered: (1) Resident's name. (2) Drug allergies. (3) Name of medication. (4) Strength. (5) Dosage form. (6) Dose. (7) Route of administration. (8) Frequency of administration. (9) Administration times. (10) Duration of therapy, if applicable. (11) Special	<p>Resident #1's prescription for Milk of Magnesia has a prescription label that reads 10ml by mouth. The medication administration record indicates 30ml by mouth.</p> <p>Resident #1's prescription for Lactulose 10gr/15ml solution has a prescription label that reads 30ml daily. The medication administration record indicates 30ml every other day.</p> <p>Resident #2's prescription for senna laxative does not indicate the strength on the label. The medication administration records indicates 8.6mg.</p> <p align="center">Western Region JUN 30 2011</p>	6/13/11	<p>Physician orders were verified and MARS corrected At time of inspection. Nursing Staff and Med Techs will be instructed on the regulation to ensure compliance Administration and Pharmacy Techs will monitor for compliance with results reported to QA Committee.</p> <p>(See Attached Teaching Form)</p>	 6/30/11

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precautions, if applicable. (12) Diagnosis or purpose for the medication, including pro re nata (PRN). (13) Date and time of medication administration. (14) Name and initials of the staff person administering the medication.	Western Region JUN 30 2011 Adult Residential Licensing			

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