

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH
LEGAL ENTITY

To operate CONCORDIA OF FRANKLIN PARK
NAME OF FACILITY OR AGENCY

Located at 1600 GEORGETOWN DRIVE, SEWICKLEY, PA 15143
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

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 100
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 March 15, 2012 until March 15, 2013,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 443630

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

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

MAR 14 2012

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

RE: Concordia of Franklin Park
1600 Georgetown Drive
Sewickley, Pennsylvania 15143

Dear Mr. Hortert:

As a result of the Department of Public Welfare's licensing inspection on March 6, 2012 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.

Your NEW license is enclosed.

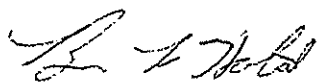

Sincerely,


A handwritten signature in cursive script that reads "Ronald Melusky" followed by a date "3/14/12".

Ronald Melusky
Director

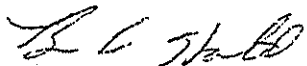
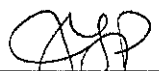
Enclosures
License
Violation Report


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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia of Franklin Park, 1600 Georgetown Drive Sewickley, PA 15143		CURRENT LICENSE NUMBER 44363	
INSPECTION DATES (Include all dates of the inspection) 03/06/2012		REGIONAL REPRESENTATIVE 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 3/9/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 3-12-12

REGULATION 55 Pa.Code §2600	VIOLATION	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
25b 25b - The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.	The contracts for Residents #1, #2, and #3 indicate a payer that is different than the resident. None of these contracts have the payer's signature.	3/9/12 Resident responsible parties were contacted to sign Agreements in question. Staff were instructed on the requirements to include name and address of responsible person, along with their signature on the Agreement. Q.H. monitor in place to ensure continued compliance. Administration will monitor and report results to QA Committee. SEE Attached Facility Forms and Agreements as proof of compliance.	 3-12-12

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

NAME AND ADDRESS OF PERSONAL CARE HOME Concordia of Franklin Park, 1600 Georgetown Drive Sewickley, PA 15143		CURRENT LICENSE NUMBER 44363	
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SIGNATURE OF LEGAL ENTITY 	DATE 3/9/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 3-12-12

REGULATION 55 Pa.Code §2600	VIOLATION	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.	There was a can of Lysol Disinfectant Spray and a 1.42 gallon bottle of Great Value Bleach in an unlocked housekeeping closet adjacent to the memory care dining room. The labels indicated to call poison control if ingested. No residents on this floor have been assessed safe to use or avoid poisonous materials.	<p style="text-align: center;">3/8/12</p> <p>The Housekeeping Staff member removed an item from the closet and forgot to lock the door prior to leaving the area. Counseling completed with employee involved and staff were instructed on the regulation. Door was locked at time of inspection.</p> <p>QA monitor put in place to ensure continued compliance. Administrator will be monitoring and report results to QA committee. SEE Attached Keying Forms.</p>	 3-12-12