

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to LUTHERAN SOCIAL SERVICES OF SOUTH CENTRAL PENNSYLVANIA

To operate ZIMMERMAN PLACE

Located at 800 BOLLINGER DRIVE, SHREWSBURY, PA 17361

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 68
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 May 13, 2012 until May 13, 2013,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **310270**

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

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

MAY 24 2012

Ms. Angela Dohrman, Vice President of Senior Living
Lutheran Social Services of South Central Pennsylvania
Zimmerman Place
800 Bollinger Drive
Shrewsbury, Pennsylvania 17361

Dear Ms. Dohrman:

As a result of the Department of Public Welfare's licensing inspection on April 17, 2012 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
Director

Enclosures
License
Violation Report

Violation Report: 31027 - 04/17/2012 - Chou, Serena

1. REGULATION 55 Pa.Code §2600

2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2. DESCRIPTION OF VIOLATION

On 4/17/2012, at 2:25 pm, the water temperature at the first floor "women restroom" next to the dining room, measured 130.6 degrees Fahrenheit.

On 4/17/2012, at 2:45 pm, the water temperature at the lower level "women restroom" next to multipurpose room, measured 134.6 degrees Fahrenheit.

On 4/17/2012, at 3:00 pm, the water temperature at the spa room next to room #209 measured 122.5 degrees Fahrenheit.

On 4/17/2012, at 3:15 pm, the water temperature at room #202A and #202B's bathroom measured 123.4 degrees Fahrenheit.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

*see attached
page 2 A of 2
Mary E Snyder
Administrator
Zimmerman Place
5-3-12*

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
(Required on EVERY Page) *Mary E. Snyder*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) MARY E. Snyder	Date 5-3-12
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 5-3-12
(Date)

Verification of Legal Entity Representative Signature 5-3-12
(Date)

The above plan of correction was approved by EE
(Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

DPW Plan of Correction 4/17/12

The existing mixing valve was immediately manually set back to 120 degrees on 4-17-12.

The thermometers used to test water temperatures were changed from battery operated laser Raytek brand back to the traditional probe thermometers. (Completed 4-30-12)

The Director of Environmental Services, [REDACTED] contacted Worden and Schwell Mechanical, Electrical, Appliance, Landscape Contractors regarding the inconsistent hot water temperature readings at Zimmerman Place. The problem was assessed to be that the existing mixing valve is not holding water temperatures at settings so they do not exceed 120 degrees per DPW regulation 2600.89b. The capital request for repairs to cost \$5200.00 was submitted to, and approved by the Executive Director, [REDACTED] on 4-18-12. (See attached #1)

The estimated time from receipt of materials to final installation is 6 to 8 weeks, with a completion date by the end of June 2012.

The Buildings and Grounds staff will continue to complete weekly water temperature checks in the building and record them in the ZP Weekly Water Temperature Log. Each spa room, personal laundry and 2 resident bathrooms on each hall are tested following a scheduled rotation. (See attachment #2). Staff will report any temperatures over 120 degrees to the Director of Environmental Services. Temperature will be adjusted to meet regulation 2600.89b.

The members of the Safety Team will continue to inspect each area of the building including resident rooms (see #29 on resident room inspection sheet, attachment #3) on a quarterly basis and check water temperatures. Staff will report any temperatures over 120 degrees to the Director of Environmental Services. Temperature will be adjusted to meet regulation 2600.89b.

Mary E Snyder
Administrator
Zimmerman Place
5-3-12
310270