

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to WILBRI INC

LEGAL ENTITY

To operate LANE AVENUE PERSONAL CARE HOME

NAME OF FACILITY OR AGENCY

Located at 206 LANE AVENUE, PUNXSUTAWNEY, PA 15767

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

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

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 42
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 December 21, 2012 until December 21, 2013,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 424090

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



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

DEC 19 2012

Mr. William Todd Hoover, President
Wilbri, Inc.
Lane Avenue Personal Care Home
206 Lane Avenue
Punxsutawney, Pennsylvania 15767

Dear Mr. Hoover:

As a result of the Department of Public Welfare's (Department) licensing inspection on October 3, 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 Human Services Licensing so that compliance can be verified.

A regular license is being issued based on the enclosed Violation Report. Your license is enclosed.

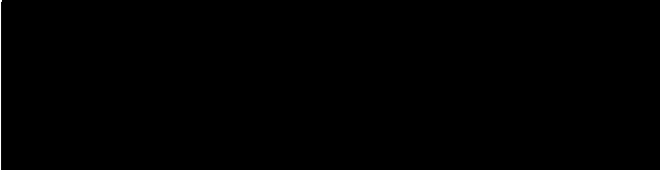
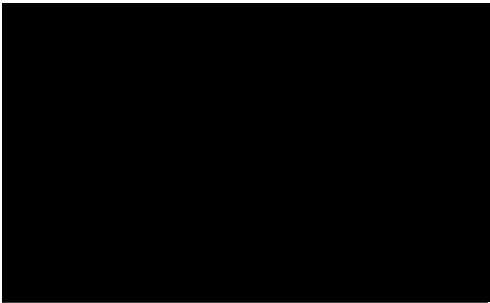
Sincerely,

A handwritten signature in black ink, appearing to read "R. Melusky".

Ronald Melusky
Director

Enclosures
License
Violation Report

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

PCH Name: LANE AVENUE PERSONAL CARE HOME		License Number: 424090
Address: 206 LANE AVENUE, PUNXSUTAWNEY, PA 15767		County: Jefferson
Administrator: Jim Ciocarello		Region: WEST
Legal Entity Name: WILBRI INC		
Legal Entity Address: 206 LANE AVENUE, PUNXSUTAWNEY, PA 15767		
Certificate(s) of Occupancy C-2 LP 05/19/1993 Labor & Industry		
Staffing Hours Resident Support: N/A Total Daily Staff: 29 Waking Staff: 22		
Type of Inspection: Full BHA Docket Number: N/A Notice: Unannounced		
Reason(s) for Inspection(s) Renewal, Complaint, Incident		
On-Site Inspections Dates and Department Representatives On-Site 10/03/2012: Mazza, Larry; Gearhard, Nancy		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details Partial or Full Triggers: N/A Random Indicators: N/A		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 42 Number of Residents Served: 29 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: 	Number of Residents who: 	

Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

NOV 1 2012

1. REGULATION 55 Pa.Code §2600
 2600.25(a)(1) - Prior to admission, or within 24 hours after admission, a written resident-home contract (contract) between the resident and the home shall be in place.

2a. DESCRIPTION OF VIOLATION
 Resident #2 was admitted to the home for respite care on 6/26/12. A contract was not completed for this resident until 7/26/12, when the resident became a permanent resident of the home.

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.

Effective IMMEDIATELY, the ADMINISTRATOR AND/OR OWNER will complete a CONTRACT for ANY RESIDENT ADMITTED to the HOME for RESPITE CARE PRIOR to ADMISSION, OR WITHIN 24 HOURS AFTER ADMISSION. A COPY of the WRITTEN RESIDENT-HOME CONTRACT for THREE (3) RESIDENTS ADMITTED AS "RESPITE" AFTER OUR SURVEY ON Oct. 3, 2012 ARE ENCLOSED TO VERIFY ON-GOING COMPLIANCE. ONLY PAGE 1 AND THE SIGNATURE PAGES ARE BEING SENT AS WE USE THE DPW CONTRACT.

Repeat Violation: Yes	Date(s) of Previous Violation(s):	11/29/2011
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Signature of Legal Entity Representative
 (Required on EVERY Page) *James T. Ciocarello*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JAMES T. CIOCARELLO, ADMINISTRATOR	Date 11-13-2012
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>11/26/12</u> (Date)	Plan of correction implementation status as of <u>11/26/12</u> (Date)
The above plan of correction was approved by <u>MS</u> (Initials)	<input checked="" type="checkbox"/> Fully Implemented MS <input type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

REC'D

1. REGULATION 55 Pa.Code §2600
 2600.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, **NOW** good repair and free of hazards. **NOV 15 2012**

2a. DESCRIPTION OF VIOLATION
 There was an approximate 1/2" separation in the diagonal seam of the kitchen counter, **Western PA Office** making it difficult to clean.

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.

The kitchen cabinet cited has been repaired in order to assure it can be properly cleaned. A picture of the cabinet cited is attached. To assure continued compliance, the owner and/or administrator will check the kitchen weekly to check for possible future problems and take whatever corrective action is necessary.

Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative
 (Required on EVERY Page) *James T. Ciocarello*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JAMES T. CIOCARIELLO, ADMINISTRATOR	Date 11-13-2012
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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

1. REGULATION 55 Pa.Code §2600 NOV 15 2012
 2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION Western Field Office
Adult Residential Licensing
 At approximately 10:15 am, the hot water temperature in the sink of the bathroom to the left of the resident hallway measured 133.5 degrees Fahrenheit. At 11:18 am, the hot water temperature in this same sink measured 123.4 degrees Fahrenheit.
 At 10:15 am, the hot water temperature in the bathroom sink next to bedroom #10 measured 132.9 degrees Fahrenheit. At approximately 4:05 pm, the hot water temperature in this same sink measured 123.0 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.

The temperature on the water heater was turned down at the time noted above during the annual survey. The water temperature gauge that was being used by Lane Ave. PCH was not accurately measuring the water temperature so a new more accurate digital temperature gauge was ordered and a picture of the new gauge is attached. To assure compliance, the owner and/or administrator will make weekly water temperature checks.

Repeat Violation: Yes	Date(s) of Previous Violation(s):	11/29/2011
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Signature of Legal Entity Representative
 (Required on EVERY Page) *James T. Ciocarello*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JAMES T. CIOCARELLO, ADMINISTRATOR	Date 11-13-2012
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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

1. REGULATION 55 Pa.Code §2600 NOV 15 2012
 2600.93(a) - Each ramp, interior stairway and outside steps must have a well-secured handrail.

2a. DESCRIPTION OF VIOLATION

There is no handrail at the 3 steps off the exterior exit from the kitchen.

Western Field Office
 Adult Residential Licensing

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.

A HANDRAIL HAS BEEN BUILT ON THE OUTSIDE STAIRS OFF THE KITCHEN. A PICTURE OF THE HANDRAIL IS ATTACHED. CURRENTLY THE RAMP AND OUTSIDE STEPS HAVE A WELL-SECURED HANDRAIL. THE ADMINISTRATOR AND/OR OWNER WILL INSPECT THEM PERIODICALLY TO ASSURE THEY REMAIN IN GOOD REPAIR.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

James T. Ciocarello

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

JAMES T. CIOCARELLO, ADMINISTRATOR

Date 11-13-2012

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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

RECEIVED

1. REGULATION 55 Pa.Code §2600

2600.101(j)(7) - Each resident shall have the following in the bedroom: An operable lamp or other source of lighting that can be turned on at bedside.

NOV 15 2012

2a. DESCRIPTION OF VIOLATION

Resident #2 does not have a source of light that can be turned on/off from bedside.

Western Field Office
 Adult Residential Licensing

The middle bed in bedroom #5 does not have a source of light that can be turned on/off from bedside.

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.

AN OPERABLE LAMP HAS BEEN PLACED ON THE NIGHT STAND SO THAT RESIDENT #2 CAN TURN ON/OFF THE LAMP FROM BEDSIDE. THE OWNER/AND OR ADMINISTRATOR WILL PERIODICALLY CHECK ALL ROOMS TO ASSURE RESIDENTS HAVE NOT MOVED THE LAMPS FROM THE NIGHT STANDS.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

James T. Ciocarello

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

JAMES T. CIOCARELLO, ADMINISTRATOR

Date 11-13-2012

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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

1. REGULATION 55 Pa.Code §2600

NOV 15 2012

2600.107(c) - The home shall maintain at least a 3-day supply of nonperishable food and drinking water for residents.

Western Field Office

Adult Residential Licensing

2a. DESCRIPTION OF VIOLATION

Currently, 29 residents are served in the home, requiring 87 gallons of water for a 3-day emergency supply of drinking water. However, there were 35 gallons of emergency drinking water on-site and the contractual agreement with Lindsey Water Company, dated 12/31/08, does not include the following:

- *The amount of water that will be delivered
- *A guarantee that the water will be delivered immediately upon request, 24-hours-per-day
- *A guarantee that the water will be delivered as a priority even in the event of a regional general emergency

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.

IN ADDITION TO THE 35 GALLONS OF DRINKING WATER GENERALLY held ON-SITE, THE HOME CAN USE IN AN EMERGENCY THE WATER STORED IN THE THREE(3) 40 GALLON WATER TANKS IN THE HOME. A NEW LETTER FROM LINDSY WATER CO. DATED 10-26-12 (COPY ATTACHED) SAYS THEY CAN PROVIDE LANE AVE. PCH WITH A MINIMUM OF A THREE DAY WATER SUPPLY IN EMERGENCIES.

THE SECTION OF OUR EMERGENCY PREPAREDNESS PLAN DEALING WITH AN EMERGENCY FOOD & WATER SUPPLY IS ATTACHED

Immediately - the administrator will keep a 3-day supply of water on hand in the home for each resident or will obtain documentation of an emergency supply of water which will be delivered in the event of an emergency. If water cannot be immediately supplied, the home will maintain the required amount of water on hand until the emergency supply can be delivered. ms 11/26/12

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) James T. Ciocarello

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JAMES T. CIOCARELLO, ADMINISTRATOR Date 11-13-2012

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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
PCH Name: LANE AVENUE PERSONAL CARE HOME

NOV 15 2012

1. REGULATION 55 Pa.Code §2600

2600.144(c) - A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include 2600.144(c)1-3.

Western Field Office
Adult Home and Child Licensing

2a. DESCRIPTION OF VIOLATION

There were approximately 30 cigarette butts on the ground to the right of the ramp leading to the home's designated smoking area. Also, there were approximately 10 cigarette butts on the exterior deck which is not the designated smoking area.

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.

All the cigarette butts have been picked up. Signs are posted designating acceptable smoking areas. Receptacles have been provided for smokers to properly dispose of their cigarette butts. The administrator has spoken with the residents who smoke to encourage them to dispose of their butts properly. The owner and/or administrator will regularly monitor the smoking areas to assure compliance.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

James T. Coccarello

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page)

JAMES T. COCCARELLO, ADMINISTRATOR

Date 11-13-2012

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(Initials)

Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

1. REGULATION 55 Pa.Code §2600

2600.224(a) - A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

NOV 15 2012

2a. DESCRIPTION OF VIOLATION

Resident #3, admitted on 5/14/12, had a preadmission screening completed on 4/12/12.

Western Field Office
 Adult Residential Licensing

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.

RESIDENT #3 HAD [REDACTED] PREADMISSION COMPLETED ON 4-12-12 BECAUSE [REDACTED] ADMISSION WAS SCHEDULED TO OCCUR WITHIN THE NEXT 30 DAYS. A LAST MINUTE DELAY IN [REDACTED] ADMISSION CAUSED THE PREADMISSION SCREENING TO FALL SLIGHTLY OUTSIDE THE ACCEPTABLE 30 DAY WINDOW. THE ADMINISTRATOR WILL CHECK ALL PREADMISSION SCREENING DATES WITH THE ACTUAL ADMISSION TO ASSURE CONTINUED COMPLIANCE.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

James T. Coccarello

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

JAMES T. COCCARELLO, ADMINISTRATOR

Date 11-13-2012

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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

1. REGULATION 55 Pa.Code §2600

2600.225(a) - A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

NOV 15 2012

Western Field Office
 Adult Protective Services

2a. DESCRIPTION OF VIOLATION

Resident #2 was admitted for respite care on 6/26/12 and became a permanent resident in the home on 7/26/12. However, an initial assessment has not been completed for this resident.

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.

AN INITIAL ASSESSMENT FOR RESIDENT #2 WAS COMPLETED ON 10-24-12. A COPY IS ATTACHED. THE ADMINISTRATOR AND/OR OWNER WILL ASSURE IN THE FUTURE THAT ALL RESIDENTS HAVE A WRITTEN INITIAL ASSESSMENT THAT IS DOCUMENTED ON THE DEPARTMENT'S ASSESSMENT FORM WITHIN 15 DAYS OF ADMISSION.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page) *James T. Ciocarello*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *JAMES T. CIOCARILLO, ADMINISTRATOR* Date *11-13-2012*

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Violation Report: 42409 - 10/03/2012 - Mazza, Larry
 PCH Name: LANE AVENUE PERSONAL CARE HOME

NOV 15 2012

1. REGULATION 55 Pa.Code §2600

2600.227(a) - A resident requiring personal care services shall have a written support plan developed and implemented within 30 days of admission to the home. The support plan shall be documented on the Department's support plan form.

2a. DESCRIPTION OF VIOLATION

Resident #2 was admitted for respite care on 6/26/12 and became a permanent resident in the home on 7/26/12. However, an initial support plan was not completed for this resident.

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.

AN INITIAL SUPPORT PLAN FOR RESIDENT #2 WAS COMPLETED ON 10-24-12. A COPY IS ATTACHED. THE ADMINISTRATOR AND/OR OWNER WILL ASSURE IN THE FUTURE THAT ALL RESIDENTS HAVE A WRITTEN INITIAL SUPPORT PLAN THAT IS DOCUMENTED ON THE DEPARTMENT'S FORM DEVELOPED AND IMPLEMENTED WITHIN 30 DAYS OF ADMISSION TO THE HOME.

Repeat Violation: Yes	Date(s) of Previous Violation(s):	11/29/2011	
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Signature of Legal Entity Representative (Required on EVERY Page) James T. Ciocarello

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JAMES T. CIOCARIELLO, ADMINISTRATOR Date 11-13-2012

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