

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to THE HICKMAN FRIENDS SENIOR COMMUNITY OF WEST CHESTER

LEGAL ENTITY

To operate THE HICKMAN

NAME OF FACILITY OR AGENCY

Located at 400 N. WALNUT STREET, WEST CHESTER, PA 19380

(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 85
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 13, 2013 until March 13, 2014,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 140930

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

MAR 13 2013

Ms. Marilee W. Mohr, Vice President
The Hickman Friends Senior Community of West Chester
The Hickman
400 North Walnut Street
West Chester, Pennsylvania 19380

Dear Ms. Mohr:

As a result of the Department of Public Welfare's licensing inspection on January 25, 2013, and the corrections you have made after our inspection, we have found the above personal care home to be in compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes). Therefore, a regular license is being issued. Your license is enclosed.

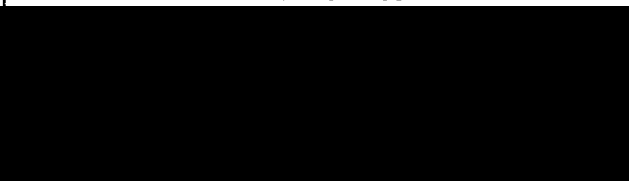
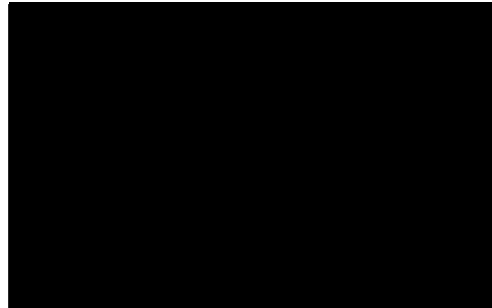
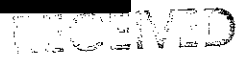
Sincerely,

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: THE HICKMAN		License Number: 140930
Address: 400 N WALNUT STREET, WEST CHESTER, PA 19380		County: Chester
Administrator: MARILEE MOHR		Region: SOUTHEAST
Legal Entity Name: THE HICKMAN FRIENDS SENIOR COMMUNITY OF WEST CHESTER		
Legal Entity Address: 400 NORTH WALNUT STREET, WEST CHESTER, PA 19380		
Certificate(s) of Occupancy		
C-2 LP 05/14/1993 Labor & Industry	C-2 10/20/1982 Labor & Industry	
Staffing Hours		
Resident Support: 49	Total Daily Staff: 93	Waking Staff: 70
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 01/25/2013: Palermo, Michael; Hoover, Douglas		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers:	Random Indicators:	
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 85 Number of Residents Served: 42 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: 	Number of Residents who:  Division Field Office 2013 5 2012 	

Violation Report: 14093 - 01/25/2013 - Palermo, Michael

PCH Name: THE HICKMAN

1. REGULATION 55 Pa.Code §2600

2600.93(a) - Each ramp, interior stairway and outside steps must have a well-secured handrail.

2a. DESCRIPTION OF VIOLATION

The following steps did not have handrails:

1. The step from the activity room exit
2. The step from the beauty shop exit door (Sharpless Hall)
3. The step of the north exit by room A4

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 maintenance director walked the perimeter of both buildings to determine if there were any other exits in need of a handrail that were not discovered during the inspection, and to insure this would no longer be identified as a potential violation situation. At that time, one additional exit near room A5 was identified.

All 4 exits had handrails installed by our maintenance staff as of 29 January 2013 (see enclosed photo example).

The fire safety coordinator, Safety Committee and Risk Manager were made aware of these changes. Staff was made aware of the change in an All-Staff Meeting on 1 February 2013.

The residents will be made aware of the changes at the monthly resident meeting on 27 February 2013.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Marilee W. Mohr

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

MARILEE W. MOHR
ASST. EXECUTIVE DIRECTOR

Date 8 February 2013

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 2-13-13
(Date)

Plan of correction implementation status as of 2-13-13
(Date)

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

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

Violation Report: 14093 - 01/25/2013 - Palermo, Michael
 PCH Name: THE HICKMAN

1. REGULATION 55 Pa.Code §2600

2600.133(a)(2) - If the home serves nine or more residents, if the exit or way to reach the exit is not immediately visible, access to exits shall be marked with readily visible signs indicating the direction to travel.

2a. DESCRIPTION OF VIOLATION

There were no directional exit signs from the living room on the first floor facing the hallway to show the line of travel to an exit.

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 maintenance director walked through the entire buildings to determine if there were other locations that could benefit from directional exit signs that were not discovered during the inspection, and to insure that this would no longer be identified as a potential violation situation. At that time, 6 additional locations were identified that could benefit from a directional exit sign.

All 7 areas had signage installed by our maintenance staff as of 29 January 2013 (see enclosed photo examples).

The fire safety coordinator, Safety Committee and Risk Manager were made aware of these changes. Staff was made aware of the change in an All-Staff Meeting on 1 February 2013.

The residents will be made aware of the changes at the monthly resident meeting on 27 February 2013.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

Marilee W. Mohr

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

MARILEE W. MOHR
 ASST. EXECUTIVE DIRECTOR

Date *8 February 2013*

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