

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to LOWRIE AID OPCO LLC  
LEGAL ENTITY

To operate LOWRIE HOUSE  
NAME OF FACILITY OR AGENCY

Located at 100 STIRLING VILLAGE DRIVE, BUTLER, PA 16001  
(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 47  
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 July 11, 2013 until January 11, 2014,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 444961

*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

JUL 1 1 2013

Mr. Daniel M. Guill, Authorized Representative  
Lowrie AID OPCO, LLC  
301 Commerce Street, Suite 3300  
Fort Worth, Texas 76102

RE: Lowrie House  
100 Stirling Village Drive  
Butler, Pennsylvania 16001

Dear Mr. Guill:

As a result of the Department of Public Welfare's (Department) licensing inspection on June 18, 2013, 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.

During the inspection, violations on the enclosed Violation Report were found. All violations specified on the 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.

Your PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

Ronald Melusky  
Director

Enclosures  
License  
Violation Report



44496 98

RECEIVED

JUN 24 2013

Violation Report: 40064- 06/18/2013 - Phillips, Joseph  
PCH Name: LOWRIE HOUSE

WEST REGIONAL HEALTH DEPARTMENT  
Human Services Department

1. REGULATION 55 Pa.Code §2600

2600.85(e) - Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION

The trash dumpster was overfilled with the dumpster lids raised up by the trash.

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.

2600.85 Trash

Immediately: Dumpster lid was closed and covered receptacle. Trash was picked up by waste services on this date of 6/18/2013.

Teaching: Staff Training 6/19/2013 to assure trash is in dumpster and lid is closed. Residence Director corrected at time and Garbage Company removed garbage 6/18/2013.

Ongoing: Residence Director and Wellness Director and/or designee will monitor trash dumpsters daily to ensure that the lids are closed. Residence Director and Wellness Director and or/ designee will monitor there is sufficient amount of rubbish pick up.

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

Signature of Legal Entity Representative  
(Required on EVERY Page) *Barbara Vohr*

Printed Name and Title of Legal Entity Representative  
(Required on EVERY Page) *Barbara Vohr RD*      Date *6/21/13*

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

The above plan of correction is approved as of 6-24-13  
(Date)

Plan of correction implementation status as of 6-24-13  
(Date)

The above plan of correction was approved by *B*  
(Initials)

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

4449608

Violation Report: 40004-06/18/2013 - Phillips, Joseph  
 PCH Name: LOWRIE HOUSE

WEST REGIONAL FIELD OFFICE  
 Human Services Licensing

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

2a. DESCRIPTION OF VIOLATION

A 10:28 a.m., the water temperature at the common bathroom #1 sink measured 128.4 degrees Fahrenheit.  
 At 12:00 p.m., the water temperature at the apartment #122 bathroom sink measured 136 degrees Fahrenheit.  
 At 1:49 p.m., the water temperature at the apartment # 129 bathroom sink measured 136 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.

**2600.89 Hot Water Temperature in areas accessible to residents.**

Immediate: Residence Director contacted the plumbing company and they immediately came to the facility on this date of survey 6/18/2013. Plumbing company identified a part, cartridges & repair kit and ordered immediately. Cunningham Shanor plumbing returned with the part next day, 6/19/2013 and completed the repair.

Teaching: In-serviced staff on 6/19/2013 on water temperatures. Maintenance Technician will continue to physically check water temperature and record minimally every two weeks as his maintenance log requires.

Ongoing: During daily walking rounds Resident Director, Wellness Director and/or designee will monitor water temperatures.

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

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Barbara Yoh*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Barbara Yoh RD* Date *6/21/13*

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

The above plan of correction is approved as of 6-24-13  
 (Date)

Plan of correction implementation status as of 6-24-13  
 (Date)

The above plan of correction was approved by *[Signature]*  
 (Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress *6-24-13*
- Partially Implemented - Inadequate Progress
- Not Implemented

JUN 24 2013

44496  
B

Violation Report: 40004 - 06/18/2013 - Phillips, Joseph  
PCH Name: LOWRIE HOUSE

WEST REGIONAL FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2900  
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.

2a. DESCRIPTION OF VIOLATION

The bed located in apartment #129 does not have a bedside light or operable 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.

2600.101 Bedside Lamp

Immediate: A lamp has been placed by the residents bedside.

Ongoing: Residence Director, Wellness Director and/or designee will monitor bedrooms to ensure proper functioning equipment as part of daily walking rounds.

7-15-13 - All staff persons will be educated on the importance of bedside lighting and that each resident shall have an operable bedside light or operable source of lighting that can be turned on/off from bedside. 6-24-13

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
(Required on EVERY Page)

*Barbara Goh*

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

BARBARA GOH RD

Date

6/21/13

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

The above plan of correction is approved as of

6-24-13  
(Date)

Plan of correction implementation status as of 6-24-13  
(Date)

- Fully Implemented
- Partially Implemented - Adequate Progress 6-24-13
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by

*[Signature]*  
(Initials)