

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to CHRIST'S HOME

LEGAL ENTITY

To operate CHRIST'S HOME RETIREMENT COMMUNITY

NAME OF FACILITY OR AGENCY

Located at 1 SHEPHERD'S WAY, SUITE 100, WARMINSTER, PA 18974

(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 50  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 14

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 August 19, 2013 until February 19, 2014,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 139961

*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

AUG 19 2013

Mr. Richard Smyth, CEO  
Christ's Home  
800 North York Road  
Warminster, Pennsylvania 18974

RE: Christ's Home Retirement Community  
1 Shepherd's Way, Suite 100  
Warminster, Pennsylvania 19874

Dear Mr. Smyth:

As a result of the Department of Public Welfare's (Department) licensing inspection on July 19, 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 the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed personal care home will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, violations on the enclosed Licensing Inspection Summary were found. All violations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary 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 complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

Ronald Melusky  
Director

Enclosures  
License  
Licensing Inspection Summary

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

PCH Name: Christ's Home		License Number: 13998
Address: 1220 West Street Road, Warminster, PA 18974		County: Bucks
Administrator: Brenda Mast		Region: SOUTHEAST
Legal Entity Name: Christ's Home		
Legal Entity Address: 800 N. York Road, Warminster, PA 18974		
Certificate(s) of Occupancy		
Staffing Hours		
Resident Support:	Total Daily Staff: 0	Waking Staff: 0
Type of Inspection: Partial	BHA Docket Number:	Notice: Announced
Reason(s) for Inspection(s) New		
On-Site Inspections Dates and Department Representatives On-Site 07/19/2013: Adams, Patricia		
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: 50	Number of Residents who:	
Number of Residents Served: 0	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: Yes	Are 60 Years of Age or Older: 0	
Area: lower level	Have Mental Illness: 0	
Secured Dementia Unit Capacity, if Applicable: 14	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable: 0	Have a Mobility Need: 0	
Number of Current Hospice Residents: 0	Have a Physical Disability: 0	
Number of Hospice Residents in past year: 0		

Violation Report: 13996 - 07/19/2013 - Adams, Patricia  
 PGH Name: Christ's Home

**1. REGULATION 55 Pa.Code §2600**  
 2600.14(a) - Prior to issuance of a license, a written fire safety approval from the Department of Labor and Industry, the Department of Health or the appropriate local building authority under the Pennsylvania Construction Code Act (35 P.S. Sections 7210.101 - 7210.1103) is required.

**2a. DESCRIPTION OF VIOLATION**  
 The home has a temporary certificate of occupancy issued as a result of an inspection on 6/10/13. Final approval pending approval from Township Engineers, PA Department of Health, PA Department of Licensing and Inspection, Township's Fire Marshall Office, Bucks County Health Department and the completion of all punch list items.

**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.

Warminster Township Department of Licenses & Inspections conducted a Final Inspection of the property on 8/7/13 and issued a Certificate of Occupancy (Attachment #1). An inspection by the Bucks County Health Department is scheduled on 8/8/13, results to be forwarded upon receipt.

Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative (Required on EVERY Page) *Brenda Mast*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Brenda Mast, Personal Care Administrator</i>	Date <i>8/7/13</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 8/15/13  
 (Date)

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

Plan of correction implementation status as of 8/15/13  
 (Date)

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

Violation Report: 13996 - 07/19/2013 - Adams, Patricia  
 PCH Name: Christ's Home

1. REGULATION 85 Pa.Code §2800  
 2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION  
 The trash cans in all of the home's public bathrooms do not have lids..

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.

Director of Environmental Services will replace the public bathroom trash cans with a lidded can by August 16, 2013.

The administrator will conduct monthly side inspections to ensure all trash cans located in the facility are covered with a lid starting 9/1/13  
 (Signature)

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

Signature of Legal Entity Representative (Required on EVERY Page) *Brenda Mast*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Brenda Mast, Personnel Case Administrator*      Date *8/7/13*

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The above plan of correction is approved as of 8/15/13  
 (Date)

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

Plan of correction Implementation status as of 8/16/13  
 (Date)

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

Violation Report: 13996 - 07/19/2013 - Adams, Patricia  
 PCH Name: Christ's Home

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  
 On 7/19/13, the water temperature at the sinks, in the public bathrooms and resident rooms 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.

Construction contractor adjusted water temperatures at time of inspection so that temperatures register within limits. Effective 8/1/13, water temperatures are checked weekly in resident accessible areas and monitored according to policy to maintain temperatures within limits (Attachment # 2).

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative  
 (Required on EVERY Page) Brenda Mast

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) Brenda Mast, Personal Care Administrator Date 8/7/13

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 (Date)

Plan of correction implementation status as of 8/15/13  
 (Date)

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

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

Violation Report: 13998 - 07/19/2013 - Adams, Patricia  
 PCH Name: Christ's Home

**1. REGULATION 55 Pa.Code §2600**  
 2600.90(a) - The home shall have a working, noncoin-operated, landline telephone that is accessible in emergencies and accessible to individuals with disabilities.

**2a. DESCRIPTION OF VIOLATION**  
 The home does not have a working, non-coin-operated land line telephone.

**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.

Telephone contractor Verizon is scheduled to do the following: transfer the home's telephone service from its current building to the new building on August 20, 2013; install two wall-mounted telephones accessible to all staff and residents in personal care (two locations) and in memory care (one location); install office telephones. All installations are to be completed no later than August 19, 2013. Verizon installed a telephone in each resident room on July 26, 2013, and telephone service will be provided to each resident room (Attachment # 3).

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative  
 (Required on EVERY Page) *Brenda Mast*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Brenda Mast, Personal Care Administrator* Date *8/7/13*

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 (Date)

Plan of correction implementation status as of 8/15/13  
 (Date)

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

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

Violation Report: 13996 - 07/19/2013 - Adams, Patricia  
 PCH Name: Christ's Home

**1. REGULATION 56 Pa.Code §2600**

2600.90(b) - For a home serving nine or more residents, there shall be a system or method of communication that enables staff persons to immediately contact other staff persons in the home for assistance in an emergency.

**2a. DESCRIPTION OF VIOLATION**

The home does not have a system that allows staff in different parts of the home to communicate with each other in an 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.*

All Healthcare Center staff are alerted to emergency situations through an overhead paging system operated through the telephone system, and through walkie talkie and interoffice telephone communications. The home will transfer its current walkie talkies to the personal care and memory care units during its relocation to the new building on August 20, 2013. Wall mounted telephones in the hallways of personal and memory care, scheduled for installation by August 19, 2013, allow all staff to page or call for assistance. Office telephones scheduled for installation by August 19, 2013 provide a means of communicating emergencies and requests for assistance. Telephones installed in resident rooms will allow staff to contact other extensions to request assistance as needed.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative  
 (Required on EVERY Page) *Brenda Mast*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Brenda Mast, Personal Care Administrator</i>	Date <i>8/15/13</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of <u>8/15/13</u> (Date)	Plan of correction implementation status as of <u>8/15/13</u> (Date)
The above plan of correction was approved by <u>(Signature)</u> (Initials)	<input type="checkbox"/> Fully Implemented <input type="checkbox"/> Partially Implemented - Adequate Progress <input checked="" type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 13996 - 07/19/2013 - Adams, Patricia  
 PCH Name: Christ's Home

**1. REGULATION 55 Pa.Code §2600**

2600.100(a) - The exterior of the building and the building-grounds or yard must be in good repair and free of hazards.

**2a. DESCRIPTION OF VIOLATION**

- There are 3 raised clean out access areas located on the exterior cement walk way in the secured dementia unit, which pose a tripping hazard. The accesses are approximately 1 1/2 inches above the cement walkway surface.
- There is an area, of approximately 46 linear feet, containing varying sizes of round rocks, located next to the exterior cement walkway in the secured dementia unit. The varied and uneven surfaces in close proximity to the walkway presents a tripping hazard.

**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.*

Construction contractor replaced clean out covers on memory care sidewalk on August 5, 2013. All covers are now flush with concrete walkway (Attachment # 4). Fencing contractor installed temporary safety fencing around the drainage area filled with landscaping stones on July 24, 2013. Additional fencing matching that which is installed around the garden was ordered and will be permanently installed by the contractor around the entire drainage area by August 31, 2013 (Attachments # 5).

Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative  
 (Required on EVERY Page) Brenda Mast

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) Brenda Mast, Personal Care Administrator Date 8/7/13

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 (Date)

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- Partially Implemented - Inadequate Progress
- Not Implemented