



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to VS WALLINGFORD LLC
LEGAL ENTITY

To operate CHESTNUT RIDGE RETIREMENT LIVING
NAME OF FACILITY OR AGENCY

Located at 2700 CHESTNUT PARKWAY, CHESTER, PA 19013
(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 130
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.
(MAXIMUM CAPACITY)

Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 22

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 1, 2015 until November 1, 2015,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 141411

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.



pennsylvania
DEPARTMENT OF HUMAN SERVICES

MAY 05 2015

Ms. Rita Ellis, Executive Director
VS Wallingford, LLC c/o Valstone Asset Management, LLC
260 East Brown Street, Suite 250
Birmingham, Michigan 48009

RE: Chestnut Ridge Retirement Living
2700 Chestnut Parkway
Chester, Pennsylvania 19013
License #: 141411

Dear Ms. Ellis:

As a result of the Department of Human Services' licensing inspection on March 25, 2015 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating 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 License Inspection Summary were found. All violations specified on the License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

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

Sincerely,

Matthew J. Jones
Director

Enclosures
License
License Inspection Summary

Violation Report: 14141 - 03/25/2015 - Kazimer, Lauren
 PCH Name: Chestnut Ridge Retirement Living

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

2a. DESCRIPTION OF VIOLATION
 -The 4th floor dining room walls, on either side of the elevator door, had a dried substance splattered covering the lower half of the walls as if a liquid was spilled against the walls that was allowed to dry.
 - There was a dried, sticky substance on the floor in front of the 4th floor refrigerator door.

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

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Willa Ellis*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Willa Ellis, Executive Director* Date *3/26/15*

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

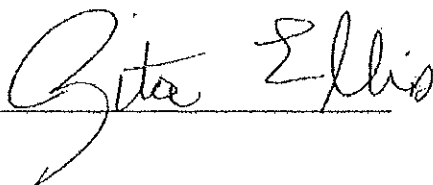
The above plan of correction is approved as of <u>4/6/15</u> (Date)	Plan of correction implementation status as of <u>4/6/15</u> (Date)
The above plan of correction was approved by <u>(SW)</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

2600. 88(a)

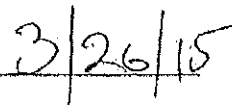
Violation immediately corrected during the time of inspection. Housekeeping staff thoroughly cleaned the walls in the entire dining room. Staff on the fourth floor was reminded to call housekeeping immediately when spills occur and extra cleaning supplies have been stocked in the janitor's closet on the fourth floor, for staff when housekeeping is not available.

Also during the time of inspection, maintenance removed the old refrigerator and thoroughly cleaned the space before replacing the new refrigerator.

Rita Ellis



Date



Violation Report: 14141 - 03/25/2015 - Kazimer, Lauren
 PGH Name: Chestnut Ridge Retirement Living

1. REGULATION 55 Pa.Code §2600
 2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION
 The 4th floor dining room refrigerator door did not close and seal properly due to the door gasket being damaged.

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

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


Signature of Legal Entity Representative
 (Required on EVERY Page) *Bila Ellis*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Bila Ellis, Executive Director* Date *3/26/15*

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

The above plan of correction is approved as of 4/6/15
 (Date)

Plan of correction implementation status as of 4/6/15
 (Date)

The above plan of correction was approved by 
 (Initials)

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

2600.95

Violation corrected during inspection. Maintenance Department removed broken refrigerator and replaced the refrigerator with new refrigerator for fourth floor dining room. Staff discarded food items due to improper temperatures.

Temperature log was created and placed on refrigerator to be checked nightly by 11-7 shift staff that temperatures are below 41°F. Staff must also initial that the temperature has been checked.

Fourth floor Program Director will provide monthly logs and ensure that the process is being followed by staff.

Rita Ellis

Gita Ellis

Date

3/26/15

Violation Report: 14141 - 03/25/2015 - Kazimer, Lauren
 PCH Name: Chestnut Ridge Retirement Living

1. REGULATION 55 Pa.Code §2800
 2600.102(i) - A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

2a. DESCRIPTION OF VIOLATION
 There was an unlabeled bar of soap at the kitchenette sink of the double-occupancy bedroom #412.

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

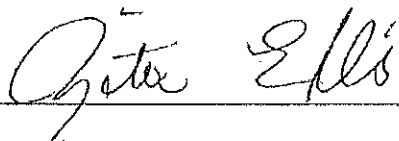
Repeat Violation: No	Date(s) of Previous Violation(s):		
Signature of Legal Entity Representative (Required on EVERY Page) <i>Chitra Ellis</i>			
Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Chitra Ellis, Executive Dir</i>			Date <i>3/26/15</i>
DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!			
The above plan of correction is approved as of <u><i>4/6/15</i></u> (Date)		Plan of correction implementation status as of <u><i>4/6/15</i></u> (Date)	
The above plan of correction was approved by <u><i>[Signature]</i></u> (Initials)		<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented	

2600.102(i)

Violation corrected during time of inspection. Bar soap removed from kitchenette area. Staff to be in-service by Program Director on regulation 102(i). In-service to be completed by April 13, 2015.

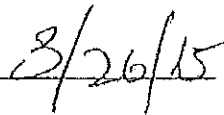
Program Director and/or designee will complete daily rounds of resident rooms on the fourth floor to ensure compliance with regulation 102(i).

Rita Ellis



License# 141410

Date



Violation Report: 14141 - 03/26/2015 - Kazimor, Lauren
 PCH Name: Chestnut Ridge Retirement Living

1. REGULATION 55 Pa.Code §2600
 2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION
 The temperature in the 4th floor dining room refrigerator measured 48 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

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Brita Ellis, ED*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Brita Ellis, Executive Director</i>	Date <i>3/26/15</i>
--	------------------------

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

The above plan of correction is approved as of <u>4/6/15</u> (Date)	Plan of correction implementation status as of <u>4/6/15</u> (Date)
The above plan of correction was approved by <u><i>BE</i></u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

2600. 103 (f)

Violation corrected during time of inspection. Maintenance replaced refrigerator on the fourth floor dining room. Food and juice items were discarded and replaced.

Temperature log was created and placed on refrigerator to be checked nightly by 11-7 shift staff that temperatures are below 41°F. Staff must also initial that the temperature has been checked.

Fourth floor Program Director will provide monthly logs and ensure that staff are following the process. Staff to be in-service on this process immediately by the Program Director. In-service process to be completed by April 13, 2015.

Rita Ellis

Rita Ellis

Date

3/26/15