



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to OLD ORCHARD HEALTH CARE CENTER - EASTON PA LLC
LEGAL ENTITY

To operate ARDEN COURTS OF OLD ORCHARD
NAME OF FACILITY OR AGENCY

Located at 4098 FREEMANSBURG AVENUE, EASTON, PA 18045
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 64
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 64

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 January 27, 2016 until July 27, 2016,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **226041**

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.



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JAN 27 2016

Mr. Martin D. Allen
Old Orchard Health Care Center-Easton PA, LLC
333 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of Old Orchard
4098 Freemansburg Avenue
Easton, Pennsylvania 18045
License #: 226041

Dear Mr. Allen:

As a result of the Department of Human Services' licensing inspection on January 15, 2016 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 the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2600.11(b) or 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of personal care homes a re-inspection of your newly licensed facility 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 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: 22604 - 01/15/2016 - Hummel, Jesse
 PCH Name: ARDEN COURTS OF OLD ORCHARD

1. REGULATION 55 Pa.Code §2600

2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

2a. DESCRIPTION OF VIOLATION

Department Representatives observed the doors leading from the Berry Ridge and Cloverdale Wings to the courtyard. The door handle of each door comes in contact with and overlaps the screen door handle of each door which prevents the doors from being opened.

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 POC along with photos

[Handwritten Signature]
 Executive Director
 1/21/16

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *[Handwritten Signature]*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Susan L. Schmitt, SO Date 1/21/16

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

The above plan of correction is approved as of 0-22-16
 photos e-mailed. (Date)

Plan of correction implementation status as of 1-22-16
 (Date)

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

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

Arden Courts of Old Orchard
Plan of Correction

Regulation 121 (a)

The door handles on the screen doors were moved upward by the Building Services Coordinator so they did not overlap with the handles of the doors leading to the courtyard. The doors opened unobstructed. This was completed in Berry Ridge and Cloverdale wings.

The on-site surveyors re-inspected the handles and were positive with the function of the handles and opening of the doors.

Completed: January 15, 2016

The screen doors were replaced with storm doors on January 20, 2016.

The handles of the doors leading to the courtyard and the storm doors have been tested by the Building Services Coordinator. They do not overlap and the doors open unobstructed.

Attachments: Pictures of doors handles (Berry Ridge doors; Cloverdale doors)

The Building Services Coordinator or designee will complete daily rounds, which includes "checking exits for obstruction" – initiate January 25, 2016, and on-going

Attachment: Rounds

Regulation 233 (c)

The correct directions/codes for operating the magnetic locking mechanisms for the courtyard gates of the Berry Ridge and Dockside wings were obtained and posted by the Building Services Coordinator and Education and Development Specialist.

Completed: January 15, 2016

The on-site surveyors re-inspected the courtyard gates and were positive with the function of the posted codes/opening of the gates.

Attachments: Pictures of correct codes (Berry Ridge and Dockside)

The Building Services Coordinator or designee will complete daily rounds, which includes "walking the fence line daily" and "checking exits for obstruction" – initiate January 25, 2016 and on-going

Attachment: Rounds

page 2 of 3

Anne Graziano, RHA
1-22-16

Submitted by:
Susan Schmitt
Executive Director
1/21/16

Violation Report: 22604 - 01/15/2016 - Hummel, Jesse
 PCH Name: ARDEN COURTS OF OLD ORCHARD

1. REGULATION 55 Pa.Code §2600
 2600.233(c) - If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

2a. DESCRIPTION OF VIOLATION
 Department Representatives observed the courtyard gates located in the Berry Ridge and Dockside Wings. The posted directions for operating the magnetic locking mechanism did not deactivate the gates to allow exit from the courtyard. It was determined that the incorrect code and or directions were posted at each courtyard gate.

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 POC along with photos.
 J. Hummel, ED
 1/21/16

Adm'l Designee will monitor effectiveness of posted directions to operate keypads and make any necessary changes or updates based on the outcomes of the fence line walks and exit obstructions/functioning. CP. 1-22-16

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *J. Hummel, ED*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Jesse L. Hummel, ED* Date *1/21/16*

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

The above plan of correction is approved as of 1-22-16
 (Date)

Plan of correction implementation status as of 1-22-16
 (Date)

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

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