



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

SEP 14 2016

Mr. H. Todd Kaestner, VP & Assistant Secretary  
CCRC-Brandywine LLC  
6737 West Washington Street, Suite 2300  
Milwaukee, Wisconsin 53214

RE: The Inn at Freedom Village  
25 Freedom Boulevard  
West Brandywine, Pennsylvania 19320  
License #: 118750

Dear Mr. Kaestner:

As a result of the Department of Human Services' annual licensing inspection on May 3, 2016, and the corrections you have made after our inspection, we have found the above facility to be in compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe  
Director

Enclosure  
Licensing Inspection Summary



Violation Report: 11875 – 5/3/2016 – OPake, Hope

PCH Name: THE INN AT FREEDOM VILLAGE

**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 VIOLLATION**

On May 3, 2016, the water temperature in room 1134 measured 140 degrees Fahrenheit.

On May 3, 2016, the water temperature in room 1126 measured 138.7 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.*

Preparation and/or execution of this plan of correction does not constitute admission or agreement by the provider of the truth of the facts alleged or conclusions set forth in the statement of deficiencies. The plan of correction is prepared and/or executed solely because it is required by the provision of federal and state law.

Immediately: John Pisano, Director of Maintenance adjusted water temperature within the guidelines stated in 2600.89(b). SDA Mechanical Services Inc. was contracted to replace the mixing valve and ensured proper operations so continued. (See Attachment A)

On-Going: Water temperatures are taken weekly on Clare Bridge unit by maintenance technician or designee. Rooms will be chosen at random. (See Attachment B) Regular maintenance scheduled to maintain boiler system. (see attachment C)

Repeat Violation: No

Date(s) of Previous Violation:

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

Nathaniel Stube, PCHA

Date July 12, 2016

**DEPARTMENT USE ONLY – HOMES MAY NOT WRITE BELOW THIS LINE!**The above plan of correction is approved as of 8-11-16  
(Date)Plan of Correction implementation status as of 8-11-16  
(Date)The above plan of correction was approved by SE  
(Initials)

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



1450 Edge Hill Road Abington Pennsylvania 19001-2518 • 267-496-3600

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December 18, 2015

John Pisano  
Director of Facilities  
The Inn at Freedom Village  
25 Freedom Boulevard  
West Brandywine, Pennsylvania 19320

Dear Mr. Pisano,

The building housing your secured dementia unit is a Type 1B building constructed to the 1999 edition of the Building Officials and Code Administrators (BOCA) code and is equipped with a fully supervised automatic sprinkler system and automatic fire alarm system with smoke detectors and pull stations. The unit is located on the first floor of a multi story building; the openings in the building separation walls are protected by fire doors rated for forty-five ninety minutes of protection and the walls and decks are of non-combustible construction, creating a one hour rated enclosure. All ratings were physically verified during the site visit.

There are two areas of refuge available to your residents. The areas of refuge shall be in the common areas beyond the fire doors located on either side of the unit or inside the unit if it is not involved in the fire of simulation. All areas of refuge meet the intent of section 123(d) of 55 PA Code, Chapter 2600. The occupant load of the area of refuge is sufficient to handle in excess of 100% of the residents potentially evacuated from the fire area. Within the area of refuge, a portable radio or some other form of communications shall be provided.

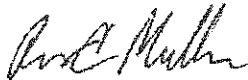
Based on the design and construction of your facility the evacuation time, as required by 132(d), shall be a maximum of 11 minutes and 0 Seconds from the resident area to the designated areas of refuge (fire safe areas) as identified above or to the exterior of the building. In accordance with 132h, a system of resident accountability should be utilized to insure evacuation.

Pursuant to 132b, a fire safety inspection was conducted in accordance with the life safety provisions of 55 PA Code Chapter 2600; no deficiencies were noted during the inspection.

Any and all construction, renovation, and modifications to the fire protection system, fire alarm system, fire walls, protective fire openings such as doors and frames must be completed in accordance with the authority having jurisdiction and applicable Uniform Construction Code. Any such activity must be reported to the Fire Safety Expert to insure the areas of refuge or calculated evacuation time is not compromised. Failure to do so voids the contents of this letter.

If you have any questions or need additional information or clarification, please do not hesitate to contact me at 267-496-3600 or [rmuller@firelss.com](mailto:rmuller@firelss.com).

Sincerely,



Robert C Muller  
*ICC Fire Inspector # 8117966*  
*Commonwealth of Pennsylvania UCC Fire Inspector # 005259*