



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to ARTIS SENIOR LIVING OF LOWER MORELAND LLC
LEGAL ENTITY

To operate ARTIS SENIOR LIVING OF HUNTINGDON VALLEY
NAME OF FACILITY OR AGENCY

Located at 2085 LIEBERMAN DRIVE, HUNTINGDON VALLEY, PA 19006
(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 TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 72
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 72

Restrictions: _____

This certificate is granted in accordance with the Human Services 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 20, 2017 until July 20, 2017,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **142791**

Robert E. Robinson
ISSUING OFFICER

Joy Bank
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

JAN 20 2017

Mr. Donald E. Feltman, President
Artis Senior Living of Lower Moreland, LLC
680 American Avenue, Suite 101
King of Prussia, Pennsylvania 19406

RE: Artis Senior Living of Huntingdon Valley
2805 Lieberman Drive
Huntingdon Valley, Pennsylvania 19006
License #: 142791

Dear Mr. Feltman:

As a result of the Department of Human Services' licensing inspections on December 30, 2016 and January 9, 2017 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) (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,

A handwritten signature in black ink that reads "J. Rowe".

Jacqueline L. Rowe
Director

Enclosures
License
License Inspection Summary

Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

1. REGULATION 65 Pa.Code §2600
 2600.18 - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

2a. DESCRIPTION OF VIOLATION
 No sign posted to designate the home as non smoking as required by the Clean Indoor Air Act.

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.
 2600.18 A no smoking sign as required by the Clean indoor Air Act, was posted to the front door on same day as inspection, 12/30/2016

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Sherry Nikisher	Date 1/11/17
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>1/9/17</u> (Date)	Plan of correction implementation status as of <u>1/9/17</u> (Date)
The above plan of correction was approved by <u><i>[Signature]</i></u> (Initials)	<input checked="" type="checkbox"/> Fully Implemented <input type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Arts Senior Living of Huntingdon Valley

1. REGULATION 65 Pa.Code §2600

2600.91 - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

2a. DESCRIPTION OF VIOLATION

The telephone located in the Life Enrichment room does not have emergency service numbers posted nearby.

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.

2600.91 Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home compliant hotline, was posted on the life enrichment telephone the same day as inspection of 12/30/2016.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Sherry Nikisher</i>	Date <i>1/11/17</i>
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	<input type="checkbox"/> Partially Implemented - Inadequate Progress
	<input type="checkbox"/> Not Implemented

Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

1. REGULATION 55 Pa.Code §2800
 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
 - On 12/30/16, there were two drain tank covers, in the lawn, presenting a tripping hazard to residents.
 - Several exterior lights, shaped like small boulders, located in the back lawn, presented tripping hazard to residents.
 - An area along the back wrought iron fence, where the ground level was lower, presented a security risk.

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.

2600.100 (a) The area in the lawn with two drain tank covers which present a tripping hazard to residents will be corrected with decorative stone to make the drain covers level with the lawn. Work scheduled to be completed by 1/13/2017.
 The exterior lights located in the back lawn were corrected by adding 14 inch high covers to eliminate the tripping hazard. Work completed on 1/11/2017.
 The area along the black fence that presented a security risk was corrected by adding additional ground cover which raised the ground level under the fence. Work was completed on 12/31/2016.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher* Date *1/11/17*

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 (Date)

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

Plan of correction Implementation status as of *1/18/17*
 (Date)

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

Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

1. REGULATION 65 Pa.Code §2600
 2600.102(d)(1) - Toilet and bath areas must have grab bars, hand rails or assist bars.

2a. DESCRIPTION OF VIOLATION
 There are no grab bars, hand rails or assist bars at 64 toilets located in resident bathrooms.

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.

2600.102 (d) (1) The 64 toilet and bath areas that do not have grab bars will have grab bars installed by the following time line.
 The 400 neighborhood which has 16 bedrooms, (two rooms already have grab bars), will have 14 grab bars installed by 1/13/2017.
 The 300 neighborhood which has 20 bedrooms, (two rooms already have grab bars), will have 18 grab bars installed by 1/20/2017.
 The 200 neighborhood which has 20 bedrooms, (two rooms already have grab bars), will have 18 grab bars installed by 1/27/2017.
 The 100 neighborhood which has 16 bedrooms, (two rooms already have grab bars), will have 14 grab bars installed by 2/3/2017.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Sheryl Nikisher</i>	Date <i>1/11/17</i>
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Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

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
 On 12/30/16, two key locked doors blocked egress between the home's four resident dining rooms. A locked shared door separated the dining room between the 100 and 200 side and between the 300 and 400 side of the home.

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.

2600.121 (a) The two key locked doors which blocked egress between the four resident dining rooms, between the 100 and 200 side and the 300 and 400 side had locks removed and were replaced with the non locking hardware on 12/31/2016.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date
Sherry Nikisha	1/11/17

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Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

1. REGULATION 56 Pa.Code §2600
 2600.121(b) - Doors used for egress routes from rooms and from the building may not be equipped with key-locking devices, electronic card operated systems or other devices which prevent immediate egress of residents from the building, unless the home has written approval or a variance from the Department of Labor and Industry, the Department of Health or the appropriate local building authority.

2a. DESCRIPTION OF VIOLATION
 Three doors leading to outdoor resident areas, located in the resident dining rooms, are equipped with key locking devices.

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.

2600.121 (b) The three doors leading to the outdoor resident areas, located in the resident dining rooms had the key locking devices removed and replaced with a dead bolt non locking device on 12/31/2016.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher* Date *1/11/17*

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 (Date)

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 (Initials)

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- Partially Implemented - Inadequate Progress
- Not implemented

Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Artis Senior Living of Huntingdon Valley

1. REGULATION 56 Pa.Code §2600
 2600.133(a)(1) - If the home serves nine or more residents, signs bearing the word "EXIT" in plain legible letters shall be placed at all exits.

2a. DESCRIPTION OF VIOLATION
 - Not an exit signs were missing in the two living rooms and the four dining room doors.
 - There is no exit sign over the neighborhood center and near the exit door, located next to the kitchen.

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.

2600.133 (a) The "not an exit" signs that are missing in the two living rooms and the four dining room doors were ordered on 1/6/2017.
 The signs will be applied to the doors by 1/13/2017.
 Exit signs that were not over the neighborhood center and near the exit door located next to the kitchen leading to the lobby were installed on 1/11/2017.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Sherry Nikisher* Date *1/11/17*

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Violation Report: 14270 - 12/30/2016 - Adams, Patricia
 PCH Name: Arts Senior Living of Huntingdon Valley

1. REGULATION 55 Pa.Code §2600

2600.133(a)(2) - If the home serves nine or more residents, if the exit or way to reach the exit is not immediately visible, access to exits shall be marked with readily visible signs indicating the direction to travel.

2a. DESCRIPTION OF VIOLATION

Accurate directional signs marking the line of travel to the exits are missing in front of the home's dining rooms.

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.

2600.133 (a)(2) The accurate directional signs marking the line of travel to the exits which are missing in front of the dining rooms will be installed by 1/19/2017. Signs were ordered and due to be delivered by 1/17/2017.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Sherry Nikisher</i>	Date <i>1/11/17</i>
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