



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to AB EAST NORRITON OPERATOR LLC
LEGAL ENTITY

To operate BRANDYWINE SENIOR LIVING AT SENIOR SUITES
NAME OF FACILITY OR AGENCY

Located at 2101 NEW HOPE STREET, EAST NORRITON, PA 19401
(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 245
(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 40

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 December 4, 2018 until June 4, 2019,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **144251**

Robert E. Robinson
ISSUING OFFICER

Carolyn K. Ellison
DEPUTY SECRETARY

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

DEC 06 2018

Ms. Jessica Gonzalez
Executive Director
AB East Norriton Operator, LLC
525 Fellowship Road, Suite 360
Mount Laurel, New Jersey 08054

RE: Brandywine Senior Living at Senior Suites
2101 New Hope Street
East Norriton, Pennsylvania 19401
License #: 144251

Dear Ms. Gonzalez:

As a result of the Department's Bureau of Human Services Licensing inspection on November 1, 2018 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.

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services provider application submission experience. To participate in the online applicant survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Application.

The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential.

Ms. Jessica Gonzalez

The responses will be reviewed as part of an aggregate of provider applicant responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital letter.

Jacqueline L. Rowe
Director

Enclosures

License

License Inspection Summary

**VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2800**

PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES		License Number: 14425
Address: 2101 NEW HOPE STREET, EAST NORRITON, PA 19401		County: Montgomery
Administrator: Jessica Gonzalez		Region: SOUTHEAST
Legal Entity Name: AB East Norriton Operator, LLC		
Legal Entity Address: 5404 Wisconsin Avenue, Chevy Chase, MD 20815		
Certificate(s) of Occupancy C-2 LP 08/27/2003 L&I		NOV 16 2018
Staffing Hours		
Resident Support: 0	Total Daily Staff: 149	Waking Staff: 112
Type of Inspection: Partial	BHA Docket Number:	Notice: Announced
Reason(s) for Inspection(s) Change Legal Entity		
On-Site Inspections Dates and Department Representatives On-Site 11/01/2018: Chung, Youn Hie; Vasquez, Jennie		
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: 245	Number of Residents who:	
Number of Residents Served: 101	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: Yes	Are 60 Years of Age or Older: 101	
Area: Reflection	Have Mental Illness: 3	
Secured Dementia Unit Capacity, if Applicable: 40	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable: 29	Have a Mobility Need: 48	
Number of Current Hospice Residents: 5	Have a Physical Disability: 0	
Number of Hospice Residents in past year: 19		

Violation Report: 14425 -11/01/2018 - Chung, Youn Hie
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

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 ceiling in the stairwell leading to the 2nd floor was stained at several spots.

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.

THE HOMES ENVIRONMENTAL SERVICES DIRECTOR (EVS) HAS REPLACED THE CEILING TILES IN THE STAIRWELL. (SEE ATTACHMENT # 1). WEEKLY AUDITS OF THE HOMES STAIRWELLS BY THE HOMES EVS WILL BE COMPLETED TO ENSURE COMPLIANCE.

submitted document reviewed 11/15/18

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Jessica G, ED*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Jessica Gonzalez, ED</i>	Date: <i>11/15/18</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE

The above plan of correction is approved as of 11/15/18
 (Date)

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

Plan of correction implementation status as of _____
 (Date)

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

Violation Report#: 14425 11/01/2018 - Chung, Youn Hie
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

1. REGULATION 55 Pa.Code §2600
 2600.101(j)(2) - Each resident shall have the following in the bedroom: A chair for each resident that meets the resident's needs.

2a. DESCRIPTION OF VIOLATION
 Resident rooms #108 and #315 do not have a chair in the bedroom.

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.

UPON INSPECTION OF THE HOME, RESIDENT ROOMS #108 AND #315 DID NOT HAVE CHAIRS IN THE BEDROOM AREAS OF THEIR APARTMENTS, BUT CHAIR WERE PRESENT IN THE LIVING AREA. SINCE A DOOR SEPERATES THE LIVING AREA AND BEDROOM, THE HOME WILL ENSURE THE RESIDENTS ROOMS. EACH HAVE CHAIRS IN THE BEDROOM AREA. See Attachment #2

Submitted documentation received 11/15/18 ED

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Jessico Gonzalez, ED*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Jessico Gonzalez, ED* Date *11/15/18*

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The above plan of correction is approved as of <u>11/15/18</u> (Date) The above plan of correction was approved by <u><i>JG</i></u> (Initials)	Plan of correction implementation status as of <u>11/15/18</u> (Date) <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
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Violation Report:: 14425 11/01/2018 - Chung, Youn Hie
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

1. REGULATION 55 Pa.Code §2600
 2600.101(o) - The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

2a. DESCRIPTION OF VIOLATION
 The bathroom ceiling of resident room #107 has a yellow stain.

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.

THE HOMES ENVIRONMENTAL SERVICES DIRECTOR (EVS) HAS REPLACED THE CEILING TILE IN THE BATHROOM OF RESIDENT ROOM #107. (SEE ATTACHMENT #3). MONTHLY AUDITS OF THE HOMES APARTMENTS BY THE HOMES EVS WILL BE COMPLETED TO ENSURE COMPLIANCE.

Submitted documentation reviewed @

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Jessica Gonzalez, ED*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Jessica Gonzalez, ED</i>	Date <i>11/15/18</i>
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Violation Report: 14425-11/01/2018 - Chung, Youn Hle
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

1. REGULATION 55 Pa.Code §2600
 2600.102(d)(2) - Bathtubs and showers must have slip-resistant surfaces.

2a. DESCRIPTION OF VIOLATION
 The showers in resident rooms #108 and #315 do not have a slip-resistant surfaces.

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.

THE HOMES ENVIRONMENTAL SERVICES DIRECTOR (EVS) HAS INSTALLED SLIP RESISTANT THREADING IN THE SHOWERS OF ROOMS #108 AND #315. (SEE ATTACHMENT # 4). MONTHLY AUDITS OF THE HOMES APARTMENTS BY THE HOMES EVS WILL BE COMPLETED TO ENSURE COMPLIANCE.


Submitted documentation received 11/15/18 PD

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
<i>Jessica Gonzalez, ED</i>	<i>11/15/18</i>

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Violation Report: 14425 11/01/2018 - Chung, Youn Hle
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

1. REGULATION 56 Pa.Code §2600
 2600.103(e) - Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.

2a. DESCRIPTION OF VIOLATION
 On 11-01-18 there was plastic container with rice, and an apple turnover wrapped in plastic in the home's front of the house refrigerator. Neither item was labeled or dated.

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.

UPON INSPECTION OF THE HOME ON 11/1/18 A DINING STAFF MEMBER HAD PLACED FOOD THAT FAMILY BROUGHT IN FOR A RESIDENT IN THE HOMES FRONT OF HOUSE REFRIGERATOR, BUT DID NOT LABEL OR DATE IT. THE EMPLOYEE WAS MADE AWARE THAT ALL FOOD, REGARDLESS OF ITS ORIGIN, MUST BE LABELED AND DATE. THE DINING SERVICES DIRECTOR HAS COMPLETED AN INSERVICE WITH ALL DINING STAFF SERVICING THE HOME ON THIS (SEE ATTACHMENT #5) AND WILL CONDUCT CHECKS FOR COMPLIANCE.

Submitted documentation received @ 11/15/18

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

Signature of Legal Entity Representative
 (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Date 11/15/18

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 (Initials)

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Violation Report:: 14425 11/01/2018 - Chung, Youn Hie
 PCH Name: BRANDYWINE SENIOR LIVING AT SENIOR SUITES

1. REGULATION 65 Pa.Code §2600
 2600.105(g)(1) - To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use.

2a. DESCRIPTION OF VIOLATION
 On 11/01/2018, there was an accumulation of lint in the lint trap of the home's 1st floor resident laundry room dryer.

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.

UPON INSPECTION OF THE HOME ON 11/1/18, THE HOMES DRYER ON THE FIRST FLOOR WAS NOTED TO HAVE LINT IN IT. A RESIDENT WHO DOES THEIR OWN LAUNDRY HAD JUST EXITED THE ROOM UPON THE INSPECTOR ENTERING, AND WAS GOING TO GET HER LAUNDRY BASKET FOR THE CLOTHING SHE HAD JUST FOLDED. THE RESIDENT HAS BEEN EDUCATED ON THE IMPORTANCE OF REMOVING LINT DIRECTLY AFTER FOLDING CLOTHING AND THE HOMES ENVIRONMENTAL STAFF WILL CONTINUE SCHEDULED CHECKS OF LINT TRAPS ALREADY IN PLACE TO REMAIN IN COMPLIANCE.


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) *Jessica Gonzalez, ED* Date *11/15/18*

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

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 (Initials)

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