



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

AUG 16 2013

Mr. W. Bryan Hudson, EVP, General Counsel and Secretary
WG South Hills SH, LLC
401 S. Fourth Street, Suite 1900
Louisville, Kentucky 40202

RE: Atria South Hills
5300 Clairton Boulevard
Pittsburgh, Pennsylvania 15236

Dear Mr. Hudson:

As a result of the Department of Public Welfare's licensing inspection on June 13, 2013 and June 14, 2013, of the above personal care home, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Violation Report were found.

All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your regular license for the period October 16, 2013 to October 16, 2014 was issued on July 5, 2013. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Melusky", written over a faint circular stamp.

Ronald Melusky
Director

Enclosure
Violation Report

VIOLATION REPORT RECEIVED
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

PCH Name: ATRIA SOUTH HILLS		License Number: 44284
Address: 5300 CLAIRTON BOULEVARD, PITTSBURGH, PA 15238		County: Allegheny
Administrator: Beverley Bowser		Region: WEST
Legal Entity Name: WG SOUTH HILLS SH LLC		
Legal Entity Address: 401 S FOURTH STREET SUITE 1900, LOUISVILLE, KY 40202		
Certificate(s) of Occupancy		
C-2 LP 03/08/1999 L&I	C-2 LP 03/12/1999 Borough of Baldwin	
Staffing Hours		
Resident Support: 0	Total Daily Staff: 113	Waking Staff: 85
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal		
On-Site Inspections Dates and Department Representatives On-Site		
06/13/2013: Miller-Linhart, Alden; Glidden, Michelle		
06/14/2013: Miller-Linhart, Alden; Glidden, Michelle		
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: 139 Number of Residents Served: 104 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 8 Number of Hospice Residents in past year: 14	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 102 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 9 Have a Physical Disability: 2	

Violation Report: 44284 - 06/13/2013 - Miller-Linhart, Alden
PCH Name: ATRIA SOUTH HILLS

WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH

1. REGULATION 55 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 6/13/13, there was an accumulation of 1/8" of lint in the lint trap behind the screen of the clothes dryer (located to the right) in the resident laundry on the third floor 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.

The lint screen was cleaned at the time of inspection.

7/13/13

The Housekeeping staff will be re-trained on checking and removing lint from dryers after each use.

7/25/13

The maintenance director will monitor dryers/logs during weekly rounds.

7/15/13 ongoing

The maintenance department will remove lint screens and vacuum trap monthly.

6/13/13 ongoing

The Executive Director or her designee will monitor at least monthly to ensure lint traps are clean and lint free.

7/25/13 ongoing

Atria South Hills has submitted this Plan of Correction in order to comply with state regulatory provisions. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of Atria South Hills or an agreement by Atria South Hills regarding the truth or accuracy of the facts alleged or conclusions drawn.

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)

BEVERLY BOUSER ADMIN

Date

7/19/13

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

The above plan of correction is approved as of

7-26-13
(Date)

Plan of correction implementation status as of

7-26-13
(Date)

Fully Implemented

Partially Implemented - Adequate Progress 7-26-13

Partially Implemented - Inadequate Progress

Not Implemented

The above plan of correction was approved by

[Signature]
(Initials)

WEST VIRGINIA UNIVERSITY
Human Services Building

Violation Report: 44284 - 06/13/2013 - Miller-Linhart, Alden
PCH Name: ATRIA SOUTH HILLS

1. REGULATION 55 Pa.Code §2600

2600.125(a) - Combustible and flammable materials may not be located near heat sources or hot water heaters.

2a. DESCRIPTION OF VIOLATION

On 6/13/13, there were four wooden doors stored less than three feet from the hot water boiler located on the second floor (main level) 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.

The doors were removed from the area and placed in storage at the time of inspection
6/13/13

The maintenance /housekeeping department will be re-trained on storing combustible and flammable materials away from heat sources or hot water heaters. 7/25/13

The Maintenance Director taped off a three foot area around the boiler to adequate space between heat source and combustible items is maintained 6/14/13/13

The Maintenance Director will monitor proper storage during weekly rounds.
7/31/13 ongoing

The Executive Director or her designee will monitor for compliance at least monthly.
7/31/13

Atria South Hills has submitted this Plan of Correction in order to comply with state regulatory provisions. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of Atria South Hills or an agreement by Atria South Hills regarding the truth or accuracy of the facts alleged or conclusions drawn.

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)

BEVERLY BOUSER, ADMIN

Date 7/19/13

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

The above plan of correction is approved as of

7-26-13
(Date)

Plan of correction implementation status as of

7-26-13
(Date)

- Fully Implemented
- Partially Implemented - Adequate Progress 7-26-13
- Partially implemented - inadequate Progress
- Not Implemented

The above plan of correction was approved by

(Initials)

Violation Report: 44284 - 06/13/2013 - Miller-Linhart, Alden
PCH Name: ATRIA SOUTH HILLS

WEST PHILADELPHIA FIRE DEPT
Human Resources

1. REGULATION 55 Pa.Code §2600

2600.132(c) - A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

2a. DESCRIPTION OF VIOLATION

The home's fire drill record does not indicate locations of the specific exit routes or safe areas that were used for the drills conducted on 4/29/2013, 5/31/2013, and 6/4/2013.

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 fire drill record will indicate location of the specific exit routes or safe areas that were used for drills. 7/31/13 ongoing

The maintenance director will monitor the outcome of each drill and will complete and maintain the required documentation including the location of the specific exit routes/safe areas utilized during the drill. 7/31/13 ongoing

The Executive Director or her designee will monitor fire drill records monthly for compliance. 7/31/13 ongoing

Atria South Hills has submitted this Plan of Correction in order to comply with state regulatory provisions. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of Atria South Hills or an agreement by Atria South Hills regarding the truth or accuracy of the facts alleged or conclusions drawn.

Repeat Violation: Yes	Date(s) of Previous Violation(s):	08/22/2012	
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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) BEVERLY BOWSER ADMIN Date 7/19/13

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

The above plan of correction is approved as of 7-26-13
(Date)

Plan of correction implementation status as of 7-26-13
(Date)

- Fully Implemented
- Partially Implemented - Adequate Progress 7-26-13
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by S
(Initials)