



CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAILING DATE: MAR 06 2015

Ms. Jill Treglia, Administrator
Concordia Lutheran Ministries of Pittsburgh
1300 Bower Hill Road
Pittsburgh, Pennsylvania 15243

RE: Concordia of Franklin Park
600 Georgetown Drive
Sewickley, Pennsylvania 15143

Dear Ms. Treglia:

As a result of the Department of Public Welfare's (Department) licensing inspection on January 29, 2014 of the above facility, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed 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.

Sincerely,

Jill Pezzino
Regional Licensing Administrator

Enclosure
Licensing Inspection Summary

FEB 26 2014

Violation Report: 44363 - 01/29/2014 - Mandock, Nancy
PCH Name: CONCORDIA OF FRANKLIN PARK

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.100(b) - The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.

2a. DESCRIPTION OF VIOLATION

On 1/29/14, at approximately 4:00 PM, excessive accumulations of snow or ice were observed in the following areas:

- *the North Neighborhood balcony/patio area, and the exterior walkway outside of the exit door by suite N205 were covered with approximately 1" of snow
- *the West Neighborhood balcony/patio area was covered with approximately 1/2" of snow
- *the South Neighborhood exterior walkway outside of the exit door by suite S205 was covered with approximately 1" of snow
- *the East Neighborhood balcony/patio area, and the exterior walkway outside of the exit door by suite E206 were covered with approximately 1" of snow
- *the exterior walkway directly outside of the exit door in the lower level recreation room was covered with approximately 1/2" of ice
- *the exterior walkway directly outside of the exit door in the lower level memory care dining room was covered with approximately 1/2" of ice
- *the exterior walkway outside the exit door by room GS105 was covered with approximately 1/2 " of snow
- *the exterior walkway outside of the exit door by room GW104 was covered with approximately 1" of snow

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 page 2A

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

Signature of Legal Entity Representative
(Required on EVERY Page)

Jill S. Treglia

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

Jill S. Treglia Administrator Date 2-25-14

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

The above plan of correction is approved as of 3-6-14
(Date)

Plan of correction implementation status as of 3-6-14
(Date)

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

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

RECEIVED

pg. 2A

FEB 26 2014

WEST REGION FIELD OFFICE
Human Services Licensing

Plan of Correction in reference to violation on Page 2:

All employees who will be potentially shoveling snow will be reminded that all surfaces including balcony and all emergency walkway areas must be shoveled and salted. All doors must also be free from ice/snow so that they can be opened in an emergency. This training will be done by the Maintenance Director by March 7, 2014. Administrator and/or designee will spot check these areas after a snowfall to make sure the shoveling is being done.

Please see attached teaching sheet.

JJP

FEB 26 2014

Violation Report: 44363 - 01/29/2014 - Mandock, Nancy

PCH Name: CONCORDIA OF FRANKLIN PARK

WEST REGION FIELD OFFICE
Human Services Licensing

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 1/29/14, an excessive accumulation of snow on the walkway outside the exit door by suite E 206 made the door extremely difficult to open. This exit door serves as an emergency egress route from the home's East Neighborhood wing to the outside 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.

See page 3A

Repeat Violation: Yes

Date(s) of Previous Violation(s):

09/16/2013

Signature of Legal Entity Representative
(Required on EVERY Page)

Jill S. Treglia

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

Jill S. Treglia Administrator

Date

2-25-14

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

The above plan of correction is approved as of

3-6-14
(Date)

Plan of correction implementation status as of

3-6-14
(Date)

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

The above plan of correction was approved by

JST
(Initials)

p. 3A

RECEIVED

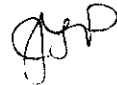
FEB 26 2014

Plan of Correction in reference to violation on Page 3:

WEST REGION FIELD OFFICE
Human Services Licensing

All employees who will be potentially shoveling snow will be reminded that all surfaces including balcony and all emergency walkway areas must be shoveled and salted. All doors must also be free from ice/snow so that they can be opened in an emergency. This training will be done by the Maintenance Director by March 7, 2014. Administrator and/or designee will spot check these areas after a snowfall to make sure the shoveling is being done.

Please see attached teaching sheet.



Violation Report: 44363 - 01/29/2014 - Mandock, Nancy

PCH Name: CONCORDIA OF FRANKLIN PARK

FEB 26 2014

1. REGULATION 55 Pa.Code §2600
2600.127(a) - Portable space heaters are prohibited.

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

On 1/29/14, at approximately 4:15 PM, a portable space heater was observed in the bathroom in room GW106P. Per staff person A, the home's administrator, portable space heaters had been located in the following resident rooms from the evening of 1/27/14 until approximately 2:30 PM on 1/29/14: GW107, N208, W207, W202, W208, N206, S203, S201, N207, W205, W105, W107, W101, W103, N102.

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.

4.6-14 All staff persons will be educated on the acceptable methods of maintaining the required temperatures in the home including the prohibition of portable space heaters. Documentation will be kept.

JSP 3-6-14

See page 4A

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Jill S. Treglia

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

Jill S. Treglia Administrator

Date 2-25-14

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

The above plan of correction is approved as of 3-6-14
(Date)

Plan of correction implementation status as of 3-6-14
(Date)

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

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

Plan of Correction in reference to violation on Page 4:

3 large shipments of insulation were placed in the attic of the building. This has helped to keep the heat in the building and is keeping the rooms warmer. If for some reason the temperature in a room cannot be raised, the resident will be offered extra blankets and to sit/lie down in a warmer section of the building. This will be done instead of placing space heaters in the rooms.

All space heaters were collected from the resident rooms by the maintenance director.

JSP

RECEIVED

FEB 26 2014

WEST REGION FIELD OFFICE
Human Services Licensing