



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**  
**MAILING DATE: May 15, 2015**

Ms. Erica Gevaudan, Administrator  
Asbury Place, Inc.  
760 Bower Hill Road  
Pittsburgh, Pennsylvania 15243

RE: Asbury Place  
# 431550

Dear Ms. Gevaudan:

As a result of the Department of Human Services' licensing inspection on February 27, 2015, 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,

A handwritten signature in black ink that reads "Larry Mazza" with a stylized flourish at the end.

Larry Mazza  
Regional Licensing Administrator

Enclosure  
Licensing Inspection Summary



Violation Report: 43155 - 02/27/2015 - Whitney, Diane

PCH Name: Asbury Place

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

A chain with a padlock was present on the Meadowlane courtyard gate, preventing immediate egress from the courtyard. An electronic keypad was present at the gate; however, was inoperable. The facility is licensed as a secured dementia care unit (SDCU).

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.

- Chain + Padlock removed at time of re-visit. (2/27/15)
- Inoperable Keypad / magnetic lock was replaced on 3/4/15 (see attached photo).
- Magnetic locking system on both gates inspected on 3/17/15 by Mt. Lebanon Fire dept and deemed operational. (see attached letter)
- Gate mag locks will be checked weekly during Weekly fire checks.

Immediately: If keypads on the courtyard gates become inoperable, repairs shall be made within 48 hours.

During the time the keypads are inoperable, the gates shall remain unlocked and unobstructed. A direct care staff member shall be present in the courtyard at all times while residents are present in the courtyard to ensure resident safety.

Within 30 days of receipt of the plan of correction: All staff members shall be educated on the importance of all stairways, hallways, doorways, passageways and egress routes from rooms and from the building remaining unblocked and unobstructed. Documentation of the education shall be kept.

*Er*  
5/12/15

Repeat Violation: Yes

Date(s) of Previous Violation(s):

09/08/2014

Signature of Legal Entity Representative  
(Required on EVERY Page)

*Erica Geravandan*

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

Erica Geravandan, Admin.

Date 5/8/15

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The above plan of correction is approved as of

5/12/15  
(Date)

Plan of correction implementation status as of

5/12/15  
(Date)

The above plan of correction was approved by

*Er*  
(Initials)

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

Violation Report: 43155 - 02/27/2015 - Whitney, Diane  
PCH Name: Asbury Place

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.233(c) - If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

2a. DESCRIPTION OF VIOLATION

The directions for operating the home's locking mechanism are not conspicuously posted near the keypad at the River Road courtyard gate or near the keypad at the Meadowlane courtyard gate.

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.

- Code for both Keypads posted on the key pad clow / of re-visit. (see attached photos of keypads w/ code posted).

- Keypads will be checked weekly by Administrator / designee to ensure code is clearly posted. (see attached audit).

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
(Required on EVERY Page)

*Erica Geravandan*

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

Erica Geravandan, Admin.

Date 5/8/15

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The above plan of correction is approved as of

5/12/15  
(Date)

Plan of correction implementation status as of

5/12/15  
(Date)

Fully Implemented

Partially Implemented - Adequate Progress *lc*

Partially Implemented - Inadequate Progress

Not Implemented

The above plan of correction was approved by

*lc*  
(Initials)

Violation Report: 43155 - 02/27/2015 - Whitney, Diane  
PCH Name: Asbury Place

1. REGULATION 55 Pa.Code §2600

2600.233(d) - Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

2a. DESCRIPTION OF VIOLATION

The gate opening from the chapel patio to Wesley St. has a slide lock and is not locked with an electronic or magnetic locking system.

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.

5/6/14 - Met with [redacted] to discuss ~~the~~ magnetic locking options for gate.

5/8/14 - The Securitytron GL1 magnetic lock was ordered today. (Same lock as other courtyard gates). Lead time for product delivery is approx 4 wks. Once lock is received, will need to allow approx 2 wks for completion of installation (including wiring to gate). Expected completion date of installation is June 15, 2015.

See Page 4A of 4

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

Printed Name and Title of Legal Entity Representative  
(Required on EVERY Page) Erica Gerardan, Admin Date 5/8/15

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The above plan of correction is approved as of <u>5/12/15</u> (Date)	Plan of correction implementation status as of <u>5/12/15</u> (Date)
The above plan of correction was approved by <u>[Signature]</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <i>R</i> <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

MAY 14 2015

Violation Report: 43185 - 02/27/2015 - Whitney, Diane  
PCH Name: Asbury Place

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600  
2600.233(d) - Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

2a. DESCRIPTION OF VIOLATION  
The gate opening from the chapel patio to Wesley St. has a slide lock and is not locked with an electronic or magnetic locking system.

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.

Immediately: Until the installation of the magnetic lock on the gate is complete, a direct care staff member shall be present in the courtyard at all times while residents are present in the courtyard to ensure resident safety.

By 6/15/15: After the installation of the magnetic lock, the home shall obtain a written statement from the installer verifying the magnetic locking system will shut down, and that the gate will open easily and immediately when one or more of the following occurs: Upon a signal from an activated fire alarm system, heat or smoke detector, power failure to the home, and overriding the magnetic locking system by use of a keypad. Documentation of the written statement shall be kept.

By 6/15/15: After the installation of the magnetic lock, the home shall obtain a written statement from the local building authority indicating the magnetic locking system has been inspected and approved and that the magnetic locking system will automatically and immediately release when the fire alarm system is activated. Documentation of the written statement shall be kept.

By 6/15/15: After the installation of the magnetic lock, directions for the operation of the magnetic lock shall be conspicuously posted near the keypad.

By 6/30/15: The home shall submit copies of the written statements from the installer and local building authority to the Western Regional Office.

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

Signature of Legal Entity Representative (Required on EVERY Page) *Erica Gevaudan*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Erica Gevaudan, Administrator*      Date *5/14/15*

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The above plan of correction is approved as of \_\_\_\_\_ (Date)

The above plan of correction was approved by \_\_\_\_\_ (Initials)

Plan of correction implementation status as of \_\_\_\_\_ (Date)

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