



pennsylvania
DEPARTMENT OF HUMAN SERVICES

MAR 24 2016

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

RE: Concordia of Franklin Park
1600 Georgetown Drive
Sewickley, Pennsylvania 15143
License #: 443630

Dear Ms. Treglia:

As a result of the Department of Human Services' annual licensing inspections on November 30, 2015 and December 15, 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,


Matthew J. Jones
Director *MH*

Enclosure
License Inspection Summary

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

PCH Name: CONCORDIA OF FRANKLIN PARK		License Number: 44363
Address: 1600 GEORGETOWN DRIVE, SEWICKLEY, PA 15143		County: Allegheny
Administrator: Jill Treglia		Region: WEST
Legal Entity Name: CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH		
Legal Entity Address: 1300 BOWER HILL ROAD, PITTSBURGH, PA 15243		
Certificate(s) of Occupancy		RECEIVED
C-2 LP 06/04/1999 Dept of labor and Industry	Other 10/29/1999 Borough of Franklin Park	DEC 03 2015 WEST REGION HEALTH & HUMAN SERVICES LICENSING
Staffing Hours		
Resident Support: 0	Total Daily Staff: 95	Waking Staff: 71
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal, Complaint		
On-Site Inspections Dates and Department Representatives On-Site		
11/30/2015: Barry, Courtney; Cutter, Jan 12/15/2015: Barry, Courtney; Cutter, Jan		
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: 100	Number of Residents who:	
Number of Residents Served: 75	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: No	Are 60 Years of Age or Older: 75	
Area:	Have Mental Illness: 0	
Secured Dementia Unit Capacity, if Applicable:	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable:	Have a Mobility Need: 20	
Number of Current Hospice Residents: 8	Have a Physical Disability: 1	
Number of Hospice Residents in past year: 20		

Violation Report: 44363 - 11/30/2015 - Barry, Courtney
PCH Name: CONCORDIA OF FRANKLIN PARK

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION

On 11/30/15, there was an uncovered garbage can in the public bathroom of the Gardens hallway.

On 11/30/15, the trash can lid did not completely cover the trash can in the main kitchen. There was an opening in the lid of approximately 6 inches in diameter.

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 uncovered garbage can in the public bathroom was changed immediately while the inspectors were still in the building. A new garbage can with a lid was put in its place. - done by 11/30/15

main kitchen trash can - a new lid without an opening was purchased and put in the old one's place. - done by 12/1/15

The REC and administrator will continue to look for these types of items during weekly rounds. Staff was also reminded that all garbage cans in public bathrooms and shared bathrooms must have a lid.

All garbage cans in the building are emptied daily.

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

Signature of Legal Entity Representative
(Required on EVERY Page) *Chill Streglia*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Chill Streglia* Date *12-30-15*

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

The above plan of correction is approved as of *11/6/15*
(Date)

Plan of correction implementation status as of *11/6/15*
(Date)

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

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

Violation Report: 44363 - 11/30/2015 - Barry, Courtney
PCH Name: CONCORDIA OF FRANKLIN PARK

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION

On 11/30/15, there was no thermometer in the the ice cream freezer on the ground floor.

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.

A new thermometer was placed in the freezer immediately ~~at~~ while the inspectors were still in the building. A temperature log was placed on the freezer as well. Dietary staff was given instructions on keeping the temp log daily. - Done 11/30/15
The staff is aware that the temp needs to read 0° or below.

The administrator will review the temp logs monthly.

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

Date 12-30-15

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

The above plan of correction is approved as of

1/6/16
(Date)

Plan of correction implementation status as of

1/6/16
(Date)

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

The above plan of correction was approved by

JST
(Initials)