



November 5, 2019

Mr. Eric Peat
Administrator
Concordia Lutheran Ministries of Pittsburgh
1300 Bower Hill Road
Pittsburgh, Pennsylvania 15243

RE: Concordia of Cranberry
10 Adams Ridge Boulevard
Mars, Pennsylvania 16046
Certificate #: 442580

Dear Mr. Peat:

As a result of the Department's Bureau of Human Services Licensing annual inspection on August 14, 2019 and August 15, 2019, of the above facility, the violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed violation report were found.

All citations 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.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Hancock", written over a light blue horizontal line.

Kevin Hancock
Deputy Secretary
Office of Long Term Living

Enclosure
Violation Report

Violation Report

Facility Information

Name: *CONCORDIA OF CRANBERRY* License Number: *44258*
Address: *10 ADAMS RIDGE BOULEVARD,, MARS, PA 16046*
County: *BUTLER* Region: *WESTERN*

Administrator

Name: *Eric Peat* Phone: *724-779-4300* Email: *epeat@concordialm.org*

Legal Entity

Name: *CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH*
Address: *1300 BOWER HILL ROAD, PITTSBURGH, PA, 15243*

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *03/12/1995* Issued By: *Labor and Industry*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *94* Waking Staff: *71*

Inspection

Type: *Full* BHA Docket #: Notice: *Unannounced*
Reason: *Renewal*

Inspection Dates and Department Representative

08/14/2019 - On-Site: Trish Bartlett, Barb Barone
08/15/2019 - On-Site: Trish Bartlett, Barb Barone

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *84* Residents Served: *74*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *5*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *74*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *20* Have Physical Disability: *0*

86b - Bathroom

Regulations

2600.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

Description of Violation

On 8/14/19, the exhaust fans were not operable and there were no windows in the bathrooms to include:

- * The exhaust fan in the 1st floor common restroom next to the elevator.
- * The exhaust fan in the 2nd floor common restroom next to the nurse's office.
- * The private bathroom exhaust fans were inoperable in bathrooms A-3, D-5, F-3, F-10.

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.)

All Broken Exhaust fans were fixed by 9-2-19. maintenance Director George Colosimo did ALL The repairs. In order To prevent A similar violation from occurring Again, Concordia of Cranberry Maintenance Director will keep A monthly inspection log of ALL 15 Exhaust fans and turn it in monthly To The Administrator when completed. Attached is The monthly log That will be completed by The maintenance director.

Legal Entity Representative

Eric T Peat

Signature

Eric T Peat, Administrator 10/2/19

Printed Name and Title

Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of 10/7/19
(Date)

Plan of correction implementation status as of 10/7/19
(Date)

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

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

95 - Furniture and Equipment

Regulations

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

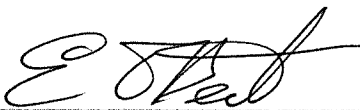
On 8/14/19, resident #1's bedside lamp shade was damaged with pieces of the lampshade missing to include multiple cracks and two approximately one-inch holes.

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 lamp shade in resident's 1 room was replaced immediately by maintenance director on 8-14-19. In order to prevent a similar violation from occurring again, Concordia of Cranberry Administrator and (RCC) resident care coordinator will do a monthly room check to insure all rooms have furniture and equipment in good repair, clean and free from hazards. Attached is the room check form that will be completed for all rooms monthly.

Legal Entity Representative



Signature

Eric Peat Administrator 10/2/19

Printed Name and Title

Date

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97 - Elevators/Lifting Devices

Regulations

2600.

97. Elevators and Stair Glides - Each elevator and stair glide must have a certificate of operation from the Department of Labor and Industry or the appropriate local building authority in accordance with 34 Pa. Code Chapter 405 (relating to elevators and other lifting devices).

Description of Violation

The home's elevator was not inspected within the past year. The most recent inspection was dated 2/27/17 and expired on 3/31/19. On 5/8/19, the elevator inspector observed deficiencies and issued a violation report of violation S7.32(c) indicating water in the elevator pit, ground fault circuit interrupter violations, and an inoperable lighting fixture. These deficiencies were not re-inspected for compliance by the PA Department of Labor and the elevator was used by the home to transport individuals between floors in the home.

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.)

All Elevator deficiencies were corrected prior to 8-14-19. The Elevator was inspected on 8-15-19 and passed. Concordia of Cranberry Administrator made countless attempts to have the elevator inspected and gave copies of these attempts to DHS inspectors at time of DHS licensing inspection. Attached is the inspection results from 8/15/2019. Concordia of Cranberry has a service contract with OTIS Elevator company for mechanical fixes. TPC Elevator inspection company will inspect our elevator before the next inspection due date.

Legal Entity Representative

Signature

Eric T Peat

Printed Name and Title


10/2/2019

Date

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