





**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Emailing date: March 28, 2024

[REDACTED]  
Asbury Village and Place, LLC  
[REDACTED]

RE: Asbury Place  
760 Bower Hill Road  
Pittsburgh, PA 15243  
License #: 455550

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 18, 2024 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

Department of Human Services  
Bureau of Human Service Licensing  
**LICENSING INSPECTION SUMMARY - PUBLIC**

**Facility Information**

Name: *ASBURY PLACE* License #: *455555* License Expiration: *03/01/2024*  
Address: *760 BOWER HILL ROAD, PITTSBURGH, PA 15243*  
County: *ALLEGHENY* Region: *WESTERN*

**Administrator**

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

**Legal Entity**

Name: *ASBURY VILLAGE AND PLACE LLC*  
Address: [REDACTED]  
Phone: [REDACTED]

**Certificate(s) of Occupancy**

Type: *R-3* Date: *01/05/1998* Issued By: *Mt Lebanon*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *74* Waking Staff: *56*

**Inspection Information**

Type: *Partial* Notice: *Announced* BHA Docket #:  
Reason: *Change Legal Entity* Exit Conference Date: *03/18/2024*

**Inspection Dates and Department Representative**

*03/18/2024 - On-Site* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: Residents Served: *37*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Entire home* Capacity: *42* Residents Served: *37*

**Hospice**

Current Residents: *3*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *37*  
Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *37* Have Physical Disability: *0*

**Inspections / Reviews**

**03/18/2024 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/30/2024*

03/22/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: 03/26/2024  
Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/28/2024

03/22/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: 03/26/2024  
Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/28/2024

03/27/2024 - Document Submission

Submitted By: [REDACTED] Date Submitted: 03/26/2024  
Reviewer: [REDACTED] Follow-Up Type: Exception

89b - Hot Water Temperature

1. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

At 9:48 AM, the hot water temperature at the Green House kitchen sink was 124.3 degrees Fahrenheit.

At 9:53 AM, the hot water temperature at the Brown House kitchen sink was 123.8 degrees Fahrenheit.

At 10:15 AM, the hot water temperature at the common bathroom sink near bedroom #207 was 122.1 degrees Fahrenheit.

Plan of Correction

Directed [REDACTED] - 03/22/2024)

- 3/18/24- The Maintenance Department was immediately notified of the hot water temperatures exceeding 120 degrees F.

- 3/18/24 – Maintenance worker discovered that the thermostats on the boilers for the hot water were not calibrated properly. The thermostats on boilers were replaced immediately and the temperature was lowered such that it was below 120 degrees F.

- 3/20/24 - Administrator/designee will conduct water temperature audits weekly to ensure water temperatures are not exceeding 120 degrees F and compliance is maintained. 10 random hot water sources will be checked; 5 from the Brown House and 5 from the Green House. Audit findings will be reviewed by administrator.

- 3/22/24 – Inservice held for the staff of maintenance department to educate the importance of Hot water temperatures not exceeding 120 degrees F, especially in areas that our residents can access. Documentation for the completion of training will be kept in accordance with 2600.89b. (DIRECTED: Documentation of the staff education shall be kept in accordance with 2600.65i [REDACTED] 3/22/24)

- 3/22/24 – Inservice held for staff of Asbury Place to discuss the plan of correction and the importance of staff reporting immediately to Administrator/DRC/designee if they suspect water temperatures are unsafe for residents.

Proposed Overall Completion Date: 03/22/2024

Directed Completion Date: 03/22/2024

Implemented [REDACTED] 03/27/2024)

95 - Furniture and Equipment

2. Requirements

2600.

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

Description of Violation

At 9:48 AM, the drain at the Green House kitchen sink did not drain properly and appeared clogged.

## 95 - Furniture and Equipment (continued)

**Plan of Correction****Directed** [REDACTED] /22/2024)

- 3/18/24 - Maintenance Department immediately notified of the sink not draining properly in the Green House kitchen.
- 3/19/24 - The clogged sink was fixed by maintenance and is now draining properly.
- 3/22/24 - Inservice was held for the maintenance department staff to educate the importance of furniture and equipment being clean, in good repair and free of hazards. (DIRECTED: Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 3/22/24)
- 3/22/24 - Inservice held for nursing staff to discuss the plan of correction and that staff need to immediately report any areas of safety concerns or disrepair. (DIRECTED: Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 3/22/24)
- 3/24/24 - Administrator/designee will conduct weekly rounds of the physical site to ensure everything is clean, in good repair and free of hazards.

Proposed Overall Completion Date: 03/22/2024

Directed Completion Date: 03/22/2024

**Implemented** [REDACTED] 03/27/2024)

## 101j7 - Lighting/Operable Lamp

**3. Requirements**

2600.

101.j. Each resident shall have the following in the bedroom:

7. An operable lamp or other source of lighting that can be turned on at bedside.

**Description of Violation**

At 10:55 AM, resident #1's bedside lamp was inoperable.

**Plan of Correction****Directed** [REDACTED] - 03/22/2024)

- 3/18/24 - Resident 1's bedside light battery was replaced immediately.
- 3/21/24 - A light audit was conducted in all rooms, and any lights that needed batteries were replaced. All lights in all resident rooms are currently present and functional.
- 3/22/24 - Inservice held for staff to discuss the plan of correction and the need to ensure not only that bedside lights are present but operational. (DIRECTED: Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 3/22/24)
- 3/24/24 - Administrator/designee will audit 10 resident rooms weekly and address any issues that are present.

Proposed Overall Completion Date: 03/22/2024

Directed Completion Date: 03/22/2024

**Implemented** [REDACTED] - 03/27/2024)