

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

October 30, 2024

[REDACTED]
FORBES PERSONAL CARE LLC
[REDACTED]

RE: FORBES ROAD RESIDENCE
6655 FRANKSTOWN AVENUE
PITTSBURGH, PA, 15206
LICENSE/COC#: 44320

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/28/2024 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: *FORBES ROAD RESIDENCE* License #: *44320* License Expiration: *11/22/2024*
 Address: *6655 FRANKSTOWN AVENUE, PITTSBURGH, PA 15206*
 County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *FORBES PERSONAL CARE LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: *24* Waking Staff: *18*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *05/28/2024*

Inspection Dates and Department Representative

05/28/2024 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *44* Residents Served: *24*

Secured Dementia Care Unit
 In Home: *No* Area: Capacity: Residents Served:

Hospice
 Current Residents: *0*

Number of Residents Who:
 Receive Supplemental Security Income: *12* Are 60 Years of Age or Older: *21*
 Diagnosed with Mental Illness: *19* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

05/28/2024 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *06/26/2024*

07/02/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: *10/26/2024*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *07/09/2024*

Inspections / Reviews *(continued)*

07/24/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 10/26/2024

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 10/01/2024

10/30/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/26/2024

Reviewer: [REDACTED]

Follow-Up Type: Not Required

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

34 Pa. Code Chapter 3, known as the Boilers and Unfired Pressure Vessels regulations, indicates if a home has a boiler it must have a valid "Certificate of Boiler or Pressure Vessel Operation" issued by the PA Department of Labor and Industry. Upon expiration of the certificate, boilers must be inspected and if they pass inspection, they will be issued a new certificate. The home's boiler certificate expired on 11/4/22.

On [REDACTED], both of the home's boilers, which are used to heat the home, and the deaerator tank for both boilers were inoperable. The Department of Labor and Industry sealed all 3 pieces of equipment out of service on [REDACTED] due to extensive disrepair. The home's boiler heating system cannot be used until it is repaired and passes inspections by the Department of Labor and Industry.

REPEAT VIOLATION: 12/4/2023, et. al.

Plan of Correction

Directed [REDACTED] - 07/24/2024)

In reference to regulation 2600.18, Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations, Delval repair was brought in to do the specialized work with the boiler system. This is their current plan generated by [REDACTED], Aftermarket Sales Delval Equipment [REDACTED]:

Since we may not have a new feed tank on site, set and operational before the heating season, we are planning on bringing the existing floor-mounted condensate receiver tank back into service. It appears to be a previously used turnkey system. This will be the quickest, temporary solution vs brining in a rental DA tank. Unlike a feed tank, the condensate receiver tank is not equipped to be heated by the boiler steam, so we are relying on the hot returns from the system to keep the water >160F. We will be replacing the existing, antiquated pump with a 2 pump arrangement. We are also working to get the Johnston boiler descaled, hydro tested and a water softener system in place, too.

The anticipated dates of completion for repair completion and inspection are ~~October 21st 2024~~ (UNACCEPTABLE TIMEFRAME OF PLAN OF CORRECTION. [REDACTED] 7/24/24).

DIRECTED: By 10/1/24: The necessary repairs to the home's boilers shall be made by a qualified professional. Documentation of the repairs made by the qualified professional shall be kept. [REDACTED] 7/24/24

DIRECTED: By 10/1/24: The home's boilers shall be inspected and approved by an agent of the Department of Labor and Industry. Documentation of a valid certificate of boiler operation issued by an agent of the Department of Labor and Industry shall be kept. [REDACTED] 7/24/24

We will continue to provide updates as repairs occur. Currently, we have window heating and cooling units that can be placed in the resident's rooms if there is a drop in temperature that would result in heating units being needed.

DIRECTED: Beginning on 10/1/24: The administrator/designee shall develop and implement a tracking system which includes the dates of current boiler certificates for all the home's boilers. The tracking system shall be

18 - Compliance With Laws (continued)

reviewed at least quarterly by the administrator/designee to ensure timely scheduling of future boiler inspections prior to the expiration of the current boiler certificates. Documentation of the tracking system shall be kept [REDACTED] 7/24/24

Proposed Overall Completion Date: 10/21/2024

Directed Completion Date: 10/01/2024

Implemented [REDACTED] - 10/30/2024)

85a Sanitary Conditions

2. Requirements

2600.
85.a. Sanitary conditions shall be maintained.

Description of Violation

At approximately 10:30am, 1 live bed bug and 4 dead bed bugs were observed on resident [REDACTED] bed linens.

At approximately 10:30am, 3 dead bed bugs were observed on resident [REDACTED] mattress.

Plan of Correction

Directed [REDACTED] 07/24/2024)

In an effort to remain in compliance with Regulation 2600.85.a, Sanitary conditions shall be maintained, linens found with evidence of bed bugs were thrown away and replaced immediately. The residents in question received new mattresses on May 30th, 2024. On June 20th, 2024, all residents on 3 west were moved to 4A and 4B, given new beds, and new clothes to help cut down and potentially stop the current bed bug issue.

To ensure that there will be no continued bed bug presence, Terminex was contacted to do an bedbug extermination/treatment that occurred on June 22 and 23, 2024. (DIRECTED: Documentation of all services provided by Terminex shall be kept. [REDACTED] 7/24/24).

Weekly monitoring will occur beginning July 17th, 2024 to ensure there is no new bed bug activity. A follow-up bedbug treatment occurred during the first week of July and will occur as needed moving forward. (DIRECTED: The weekly checks shall include weekly checks of all resident bedrooms and common areas of the home. If any bed bugs are discovered, Terminex or some other qualified pest control professional shall immediately be contacted and scheduled to provide remedial treatment to the effected areas. Documentation of all services provided by a qualified pest control professional shall be kept. [REDACTED] 7/24/24).

Proposed Overall Completion Date: 07/31/2024

Directed Completion Date: 07/31/2024

Implemented [REDACTED] - 10/30/2024)