

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

January 12, 2026

[REDACTED]
ASBURY VILLAGE AND PLACE, LLC
[REDACTED]

RE: ASBURY VILLAS
730 BOWER HILL
PITTSBURGH, PA, 15243
LICENSE/COC#: 45554

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/15/2025 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: ASBURY VILLAS	License #: 45554	License Expiration: 04/01/2026
Address: 730 BOWER HILL, 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]	Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours		
Resident Support Staff:	Total Daily Staff: 97	Waking Staff: 73

Inspection Information		
Type: Partial	Notice: Unannounced	BHA Docket #:
Reason: Complaint, Incident	Exit Conference Date: 12/15/2025	

Inspection Dates and Department Representative
12/15/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity: 100	Residents Served: 74		
Secured Dementia Care Unit			
In Home: No	Area:	Capacity:	Residents Served:
Hospice			
Current Residents: 4			
Number of Residents Who:			
Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 74		
Diagnosed with Mental Illness: 2	Diagnosed with Intellectual Disability: 0		
Have Mobility Need: 23	Have Physical Disability: 1		

Inspections / Reviews		
12/15/2025 Partial		
Lead Inspector: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 01/14/2026
01/12/2026 - POC Submission		
Submitted By: [REDACTED]	Date Submitted: 01/12/2026	
Reviewer: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 01/16/2026

Inspections / Reviews *(continued)*

01/12/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/12/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 01/12/2026

01/12/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/12/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

100b - Removal Snow/Obstructions

1. Requirements

2600.

100.b. The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.

Description of Violation

At 9:05am, there was an approximate 1" accumulation of snow covering the entire landing and walkways outside of the exit doors from the common living area leading to the rear courtyard.

At 9:12am, there was an approximate 1" accumulation of snow covering the entire landing and patio area outside of both sets of exit doors off the common activities room.

At 11:17am, there was an approximate 1.5" accumulation of snow covering the landing and sidewalk outside of the exit door in stairwell A.

Plan of Correction

Accept [REDACTED] 01/12/2026)

- 12/15/25 – Administrator notified maintenance director of the snow accumulation and requested that all areas outside the exit doors, landing patio areas and sidewalks be shoveled.

- 12/16/25- Grounds staff shoveled all designated areas.

- 1/6/25 and 1/7/25- Inservice held for maintenance/grounds staff by Administrator and Maintenance Director reeducating them on the importance of removing snow, ice and other obstructions from outside areas of the building immediately after snowstorms to ensure it is free from obstruction. Documentation of staff education shall be kept in accordance with 2600.65i.

- Beginning 1/11/26 - Maintenance will conduct weekly audits when they do rounds to ensure all outside walkways, ramps, steps and exit doors are free from obstructions and snow/ice (if applicable). Audit findings will be reviewed by the administrator. During harsh weather conditions, Grounds staff will monitor the exterior of the home daily. Administrator/designee will also monitor exterior of home to ensure obstructions/snow/ice are removed promptly.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [REDACTED] - 01/12/2026)

183e - Storing Medications

2. Requirements

2600.

183.e. Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.

Description of Violation

There was an open and undated bottle of resident [REDACTED] present in the home's medication cart. According to the manufacturer's instructions, this medication must be discarded 90 days after opening.

183e - Storing Medications (continued)

Plan of Correction

Accept [redacted] **01/12/2026)**

- 12/16/25 – LPN disposed of resident [redacted] Systane eye drops, a new bottle of eye drops was opened, dated and labelled.
- 12/16/25 and 12/17/25 – Administrator verbally educated all nurses and med tech’s that all resident medications must be dated and labelled appropriately.
- 12/16/25 – 12/24/25- Administrator/LPN conducted complete audit of all residents’ medications to ensure they were properly labeled and dated.
- 1/5/26 and 1/6/26- Inservice held for all staff by Administrator reviewing the LIS, reeducating them that medications stored in med cart must be stored and labelled appropriately. Documentation of staff education shall be kept in accordance with 2600.65i.
- Beginning 1/11/26 – Administrator/designee will conduct audits for 10 residents weekly to ensure all resident medications are stored and labelled correctly. Audit findings will be reviewed by the administrator and will remain ongoing.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] **- 01/12/2026)**