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

October 22, 2026

[redacted]
ASBURY VILLAGE AND PLACE LLC
[redacted]

RE: ASBURY PLACE
760 BOWER HILL ROAD
PITTSBURGH, PA, 15243
LICENSE/COC#: 45555

[redacted],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/01/2026 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 PLACE* **License #**: *45555* **License Expiration**: *04/01/2027*

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] **Email**: [redacted]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: **Total Daily Staff**: *70* **Waking Staff**: *53*

Inspection Information

Type: *Partial* **Notice**: *Unannounced* **BHA Docket #**:

Reason: *Monitoring* **Exit Conference Date**: *10/01/2026*

Inspection Dates and Department Representative

10/01/2026 - On-Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *42* **Residents Served**: *35*

Secured Dementia Care Unit

In Home: *Yes* **Area**: *Entire home* **Capacity**: *42* **Residents Served**: *35*

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0* **Are 60 Years of Age or Older**: *35*

Diagnosed with Mental Illness: *0* **Diagnosed with Intellectual Disability**: *0*

Have Mobility Need: *35* **Have Physical Disability**: *0*

Inspections / Reviews

10/01/2026 Partial

Lead Inspector: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *10/12/2026*

10/14/2026 - POC Submission

Submitted By: [redacted] **Date Submitted**: *10/22/2026*

Reviewer: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *10/21/2026*

Inspections / Reviews *(continued)*

10/19/2026 POC Submission

Submitted By: [redacted] **Date Submitted:** *10/22/2026*

Reviewer: [redacted] **Follow Up Type:** *Document Submission* **Follow Up Date:** *10/22/2026*

10/22/2026 Document Submission

Submitted By: [redacted] **Date Submitted:** *10/22/2026*

Reviewer: [redacted] **Follow Up Type:** *Not Required*

88a - Surfaces

1. Requirements

2600.
88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

At 9:16am, the keypad coded door to enter the end of the River Road hallway from the outdoor courtyard would not open when the code was entered.

At 9:20am, the keypad coded door to enter the end of the Woodland Drive hallway from the outdoor courtyard would not open when the code was entered.

Plan of Correction ***Accept[redacted] - 10/19/2026)***

10/1/26 – Administrator notified maintenance director of the malfunctioning door/keypad at the end of both River Road and Woodland Drive. Maintenance director was present during site inspection and fixed both River Road and Woodland Drive egresses before end of inspection.
10/2/26 – Administrator conducted physical site audit to ensure floors, walls, ceilings, doors and other surfaces are clean, in good repair and free of hazards.
10/3/26- Administrator conducted in-service for direct care staff and maintenance staff reeducating them on the importance of floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards. Documentation of staff education shall be kept in accordance with 2600.65i.
Beginning 10/12/26- Administrator/designee will conduct weekly rounds of physical site, including stairways, hallways, and egress routes to ensure they are free of obstructions, along with the testing of keypads/codes during audit to ensure they are in good repair. Audits will be ongoing and findings will be reviewed by the administrator.
10/14/26-10/15/26- Administrator conducted in-service for activities, housekeeping, and dietary departments educating on the importance of floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards. Documentation of staff education shall be kept in accordance with 2600.65i.

Licensee's Proposed Overall Completion Date: *10/15/2026*

Implemented[redacted] - 10/22/2026)

100a - Exterior - Free of Hazards

2. Requirements

2600.
100.a. The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

Description of Violation

At 9:12am, the keypad coded outdoor gate next to the Meadow Lane hallway to exit the courtyard would not open when the posted code was entered.

Plan of Correction ***Accept ([redacted] - 10/19/2026)***

10/1/26- Maintenance Director notified of malfunctioning gate during inspection. Gate was discovered to need adjusted to a higher level but did open with posted code after trial. Maintenance Director to make proper adjustments to gate next to Meadow Lane so that it opens freely once code is entered. Part ordered and Maintenance to fix gate on 10/20/26.
10/2/26 – Administrator conducted physical site audit to ensure the exterior of the building, and the building grounds/yard are in good repair and free of hazards.

100a - Exterior - Free of Hazards (continued)

10/3/26- Administrator conducted in-service for direct care staff and maintenance staff reeducating them on the importance of the exterior of the building and the building grounds or yard must be in good repair and free of hazards. Documentation of staff education shall be kept in accordance with 2600.65i.
Beginning 10/12/26- Administrator/designee will conduct weekly rounds of physical site, including stairways, hallways, and egress routes to ensure they are free of obstructions, along with the testing of keypads/codes during audit to ensure they are in good repair. Audits will be ongoing and findings will be reviewed by the administrator.
10/14/26-10/15/26- Administrator conducted in-service for activities, housekeeping, and dietary departments reeducating them on the importance of the exterior of the building and the building grounds or yard must be in good repair and free of hazards. Documentation of staff education shall be kept in accordance with 2600.65i.

Licensee's Proposed Overall Completion Date: *10/15/2026*

Implemented [redacted] 10/22/2026)

121a - Unobstructed Egress

3. Requirements

2600.
121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

At 9:35am, an oscillating pedestal fan obstructed egress from the exit door at the end of Garden Way hallway to the outdoor courtyard. Also, a bed was partially blocking the interior route to this exit door.

At 9:37am, the keypad coded exit door at the end of the Garden Way hallway would not open when the posted code was entered.

At 9:41am, a wooden glider chair obstructed egress from the exit door at the end of Meadow Lane hallway to the outdoor courtyard.

Repeated Violation [redacted], et al.

Plan of Correction ***Accept [redacted] - 10/19/2026)***

10/1/26- Administrator removed pedestal fan, called maintenance to have bed removed from egress at the end of Garden Way and walked through other hallways, and egress routes to ensure they were unobstructed. Maintenance removed bed from end of Garden Way on 10/1/26.
10/1/26- Administrator moved glider chairs away from exit door at the end of Meadow Lane hallway.
10/1/26- Administrator notified maintenance director of the malfunctioning door at the end of Garden Way. Maintenance director was present during site inspection and fixed stuck push bar to exit Garden Way before end of inspection.
10/2/26 – Administrator conducted physical site audit of stairways, hallways, egress routes to ensure they were free of obstructions.
10/3/26- Administrator conducted in-service for direct care staff and maintenance staff reeducating them on the importance of stairways, hallways, egress routes being unblocked, free of obstructions, and are in good repair. Documentation of staff education shall be kept in accordance with 2600.65i.
Beginning 10/12/26- Administrator/designee will conduct weekly rounds of physical site, including stairways, hallways, and egress routes to ensure they are free of obstructions. Audits will be ongoing and findings will be reviewed by the administrator.

121a Unobstructed Egress (continued)

10/14/26 10/15/26 Administrator conducted in service for activities, housekeeping, and dietary departments reeducating them on the importance of stairways, hallways, egress routes being unblocked, free of obstructions, and are in good repair. Documentation of staff education shall be kept in accordance with 2600.65i.

Licensee's Proposed Overall Completion Date: *10/15/2026*

Implemented [redacted] 10/22/2026)