

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION (POC)		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 395826	(X2) MULTIPLE CONSTRUCTION: A. BLDG: __-_____ B. WING: _____	(X3) DATE SURVEY COMPLETED: 12/03/2024
NAME OF PROVIDER OR SUPPLIER: HIGHLAND HILLS POST ACUTE		STREET ADDRESS, CITY, STATE, ZIP CODE: 1105 PERRY HIGHWAY PITTSBURGH, PA 15237		
STATE LICENSE NUMBER: 127902				
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE)	(X5) COMPLETE DATE
E 0000	INITIAL COMMENT Based on an Emergency Preparedness Survey completed on December 3, 2024, at Highland Hills Post Acute, it was determined there were no deficiencies identified with the requirements of 42 CFR 483.73.	E 0000		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE:

(X6) DATE:

Any deficiency statement ending with an asterisk (*) denotes a deficiency which may be excused from correction providing it is determined that other safeguards provide sufficient protection to the patients. The findings stated above are disclosable whether or not a plan of correction is provided. The findings are disclosable within 14 days after such information is made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

This form is a printed electronic version of the CMS 2567L. It contains all the information found on the standard document in much the same form. This electronic form once printed and signed by the facility administrator and appropriately posted will satisfy the CMS requirement to post survey information found on the CMS 2567L.



Certified End Page

HIGHLAND HILLS POST ACUTE
STATE LICENSE NUMBER: 127902
SURVEY EXIT DATE: 12/03/2024

I Certify This Document to be a True and Correct Statement of Deficiencies and Approved Facility Plan of Correction for the Above-Identified Facility Survey


Jeanne Parisi
Deputy Secretary for Quality Assurance


Debra L. Bogen, MD, FAAP
Secretary of Health



Pennsylvania
Department of Health

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS SURVEY

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K 0000	<p>INITIAL COMMENT</p> <p>Facility ID# 127902 Component 01 Main Building</p> <p>Based on a Medicare/Medicaid Recertification Survey completed on December 3, 2024, it was determined that Highland Hills Post Acute was not in compliance with the following requirements of the Life Safety Code for an existing health care occupancy. Compliance with the National Fire Protection Association's Life Safety Code is required by 42 CFR 483.90(a).</p> <p>This is a two-story, Type II (111), protected noncombustible building, without a basement, that is fully sprinklered.</p>	K 0000		

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K 0324 SS=D		K 0324		
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K 0324 SS=D	Continued from page 2 NFPA 101 Cooking Facilities Cooking Facilities Cooking equipment is protected in accordance with NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, unless: * residential cooking equipment (i.e., small appliances such as microwaves, hot plates, toasters) are used for food warming or limited cooking in accordance with 18.3.2.5.2, 19.3.2.5.2 * cooking facilities open to the corridor in smoke compartments with 30 or fewer patients comply with the conditions under 18.3.2.5.3, 19.3.2.5.3, or * cooking facilities in smoke compartments with 30 or fewer patients comply with conditions under 18.3.2.5.4, 19.3.2.5.4. Cooking facilities protected according to NFPA 96 per 9.2.3 are not required to be enclosed as hazardous areas, but shall not be open to the corridor. 18.3.2.5.1 through 18.3.2.5.4, 19.3.2.5.1 through 19.3.2.5.5, 9.2.3, TIA 12-2 This REQUIREMENT is not met as evidenced by:	K 0324	Unable to correct past deficient practice. The Administrator will educate the Maintenance Director on requirements of K0324. Maintenance Director will secure a vendor to complete testing and maintenance of kitchen fire suppression system, exhaust and hood/duct. Vendor will complete kitchen fire suppression system, exhaust hood/duct cleaning. Maintenance Director will secure ongoing agreement with vendor to complete semiannual testing and maintenance of kitchen fire suppression system, exhaust and hood/duct cleanings, to assure that the centers cooking facilities/equipment are protected in accordance with NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations. Copies of service/inspection records will be maintained in the Life Safety Survey	Completion Date: 01/17/2025 Status: APPROVED Date: 12/13/2024

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K 0324 SS=D	Continued from page 3	K 0324	Preparedness Manual. Reports will be shared in the following safety committee for any additional review and or recommendations, ongoing.		

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K 0324 SS=D	Continued from page 4 Based on observation and interview, it was determined the facility failed to maintain cooking facilities in two instances, affecting one of 12 smoke compartments. Findings include: 1. Observation and document review on December 3, 2024, revealed the facility lacked documentation for the following: a) 9:20 a.m., semi-annual Kitchen fire suppression Testing/Maintenance for 2nd half of 2024; b) 9:25 a.m., both semi-annual Kitchen exhaust Hood/Duct cleanings for 2024. Interview with the Facility Administrator and Maintenance Director on December 3, 2024, at 12:30 p.m., confirmed the kitchen fire suppression system and hood deficiencies.	K 0324		

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K 0345 SS=E	<p>NFPA 101 Fire Alarm System - Testing and Maintenance</p> <p>Fire Alarm System - Testing and Maintenance A fire alarm system is tested and maintained in accordance with an approved program complying with the requirements of NFPA 70, National Electric Code, and NFPA 72, National Fire Alarm and Signaling Code. Records of system acceptance, maintenance and testing are readily available. 9.6.1.3, 9.6.1.5, NFPA 70, NFPA 72</p> <p>This REQUIREMENT is not met as evidenced by:</p>	K 0345	<p>Unable to correct past deficient practice.</p> <p>The Administrator will educate the Maintenance Director on requirements of K0325.</p> <p>The Maintenance Director will complete and document a visual inspection of the fire alarm system. Maintenance Director will have TELS tracking system (electronic maintenance ticketing and preventative maintenance program) updated to include semiannual visual inspections of the fire alarm system added to the PM (Preventative Maintenance) tasks.</p> <p>The Maintenance Director will complete and document a visual inspection of the fire alarm system semiannually and maintain record in the Life Safety Survey Preparedness Manual. Reports will be shared in the following safety committee for any additional review and or recommend dations, ongoing.</p>	<p>Completion Date: 01/17/2025 Status: APPROVED Date: 12/13/2024</p>

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K 0345 SS=E	Continued from page 6 Based on documentation review, observation, and interview, it was determined the facility failed to maintain the fire alarm system in one instance, for one of two semiannual inspections. Findings Include: 1. Review of documentation on December 3, 2024, at 8:40 a.m., revealed the facility lacked documentation of a semiannual visual fire alarm system inspection. Interview with the Facility Administrator and Maintenance Director, on December 3, 2024, at 12:30 p.m., confirmed the facility lacked documentation of a semiannual fire alarm system inspection.	K 0345		
K 0351 SS=D		K 0351		

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K 0351 SS=D	Continued from page 7 NFPA 101 Sprinkler System - Installation Spinkler System - Installation 2012 EXISTING Nursing homes, and hospitals where required by construction type, are protected throughout by an approved automatic sprinkler system in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems. In Type I and II construction, alternative protection measures are permitted to be substituted for sprinkler protection in specific areas where state or local regulations prohibit sprinklers. In hospitals, sprinklers are not required in clothes closets of patient sleeping rooms where the area of the closet does not exceed 6 square feet and sprinkler coverage covers the closet footprint as required by NFPA 13, Standard for Installation of Sprinkler Systems. 19.3.5.1, 19.3.5.2, 19.3.5.3, 19.3.5.4, 19.3.5.5, 19.4.2, 19.3.5.10, 9.7, 9.7.1.1(1) This REQUIREMENT is not met as evidenced by:	K 0351	Unable to correct past deficient practice. The Administrator will educate the Maintenance Director on requirements of K0351. The Maintenance Director will secure vendors to complete a walkthrough of the center to identify all mixed head sprinklers for replacement. The Maintenance Director will secure bids for repairs, choose a best vendor and have repairs completed.	Completion Date: 01/17/2025 Status: APPROVED Date: 12/13/2024

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K 0351 SS=D	Continued from page 8 Based on observation and interview, it was determined the facility failed to maintain automatic sprinkler system installation requirements in eight instances, in eight of over 100 sprinklered compartments inspected throughout the building. Findings Include: 1. Observation on December 3, 2024, between 11:35 a.m. and 11:55 a.m., revealed standard response sprinkler heads mixed with quick response sprinkler heads, in the following locations on the second floor: a) Room 236; b) Room 237; c) Room 238; d) Room 239; e) Room 240; f) Room 223; g) Room 233; h) Room 234.	K 0351		

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K 0351 SS=D	Continued from page 9 Interview with the Facility Administrator and Maintenance Director on December 3, 2024, at 12:30 p.m., confirmed the mixed response sprinkler heads were present.	K 0351		
K 0353 SS=F		K 0353		

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K 0353 SS=F	Continued from page 10 NFPA 101 Sprinkler System - Maintenance and Testing Sprinkler System - Maintenance and Testing Automatic sprinkler and standpipe systems are inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintaining of Water-based Fire Protection Systems. Records of system design, maintenance, inspection and testing are maintained in a secure location and readily available. a) Date sprinkler system last checked _____ b) Who provided system test _____ c) Water system supply source _____ Provide in REMARKS information on coverage for any non-required or partial automatic sprinkler system. 9.7.5, 9.7.7, 9.7.8, and NFPA 25 This REQUIREMENT is not met as evidenced by:	K 0353	Houskeeping/Laundry Supervisor removed storage that was higher than 18 inches from the ceiling. Maintenance Director replaced missing ceiling tiles. The Administrator will educate the Maintenance Director on requirements of K0353. Staff Development Director will educate managers on storage guideline of 18 inches below ceiling. Maintenance Director/designee will complete a round of the center to identify and correct any storage located higher than 18 inches from the ceiling or ceiling penetrations and correct deficiencies upon notation. Maintenance Director/designee will complete monthly checks for storage above 18 inches from ceiling, and ceiling penetrations, documented in TELS, ongoing. Maintenance Director will secure ongoing agreement with vendor to complete quarterly sprinkler inspections to	Completion Date: 01/17/2025 Status: APPROVED Date: 12/13/2024

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K 0353 SS=F	Continued from page 11	K 0353	test and maintain the centers automatic sprinkler and standpipe systems. Copies of service/inspection records will be maintained in the Life Safety Survey Preparedness Manual. Reports will be shared in the following safety committee for any additional review and or recommendations, ongoing.	

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K 0353 SS=F	Continued from page 12 Based on observation and interview, it was determined the facility failed to maintain the automatic sprinkler system in three instances, affecting the entire facility. Findings include: 1. Observation on December 3, 2024, revealed the following automatic sprinkler system deficiencies: a) 9:05 a.m., the facility failed to conduct the required 1st and 3rd quarterly sprinkler inspections; b) 10:41 a.m., the facility failed to maintain storage below the 18-inch horizontal sprinkler plane in the Janitor's/Housekeeping closet; c) 11:15 a.m., there were two ceiling tiles missing in the Paint Room above the grease trap. Interview with the Facility Administrator, and Maintenance Director on December 3, 2024, at 12:30 p.m., confirmed the listed automatic sprinkler system deficiencies.	K 0353		

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K 0920 SS=D	<p>NFPA 101 Electrical Equipment - Power Cords and Extens</p> <p>Electrical Equipment - Power Cords and Extension Cords Power strips in a patient care vicinity are only used for components of movable patient-care-related electrical equipment (PCREE) assemblies that have been assembled by qualified personnel and meet the conditions of 10.2.3.6. Power strips in the patient care vicinity may not be used for non-PCREE (e.g., personal electronics), except in long-term care resident rooms that do not use PCREE. Power strips for PCREE meet UL 1363A or UL 60601-1. Power strips for non-PCREE in the patient care rooms (outside of vicinity) meet UL 1363. In non-patient care rooms, power strips meet other UL standards. All power strips are used with general precautions. Extension cords are not used as a substitute for fixed wiring of a structure. Extension cords used temporarily are removed immediately upon completion of the purpose for which it was installed and meets the conditions of 10.2.4. 10.2.3.6 (NFPA 99), 10.2.4 (NFPA 99), 400-8 (NFPA 70), 590.3(D) (NFPA 70), TIA 12-5</p> <p>This REQUIREMENT is not met as evidenced by:</p>	K 0920	<p>Microwave was immediately put out of service and removed from the surge protector.</p> <p>The Administrator will educate the Maintenance Director on requirements of K0920.</p> <p>Maintenance Director and/or Assistant will conduct a round of the center to identify and correct any extension cord/power strip use that is being used as a substitute for fixed wiring of a structure. Small appliances will be removed from all office areas. Staff Development Director will educate managers on allowable power strip use.</p> <p>Maintenance Director will conduct, once monthly, documented safety rounding of the center to identify and correct an extension cord/power strip use that is being substituted for fixed wiring of a structure. Findings will be reported through Safety Committee Monthly for review and/or recommendations, ongoing.</p>	<p>Completion Date: 01/17/2025 Status: APPROVED Date: 12/13/2024</p>

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K 0920 SS=D	Continued from page 14 Based on observation and interview, it was determined the facility failed to maintain electrical wiring systems and equipment in one instance, affecting one of twelve smoke compartments. Findings include: 1. Observation on December 3, 2024, at 11:45 a.m., revealed a microwave was plugged into a surge protector in the Human Resources office. Interview with the Facility Administrator and Maintenance Director on December 3, 2024, at 12:30 p.m., confirmed the misuse of electrical wiring.	K 0920		

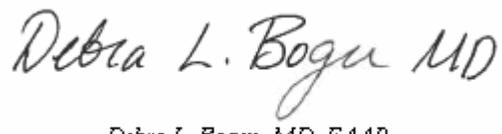


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Jeanne Parisi
Deputy Secretary for Quality Assurance


Debra L. Bogen, MD, FAAP
Secretary of Health



Pennsylvania
Department of Health

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