



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to LEVITTOWN AL, LLC
LEGAL ENTITY

To operate THE ADDISON OF WOODBOURNE PLACE
NAME OF FACILITY OR AGENCY

Located at 2619 TRENTON ROAD, LEVITTOWN, PA 19056
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide Personal Care Homes
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 48
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from July 2, 2024 until January 2, 2025,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **150861**

Janette Biderup
ISSUING OFFICER

Juliet Marsala
ACTING DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



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CERTIFIED MAIL DATE: July 3, 2024

[REDACTED]
[REDACTED]
Levittown AL, LLC

RE: The Addison of Woodbourne Place
2619 Trenton Road
Levittown, Pennsylvania 19056
License #: 150861

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on April 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 PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

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

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

Facility Information

Name: *The Addison of Woodbourne Place* License #: *15086* License Expiration:

Address: *2619 TRENTON ROAD , Levittown, PA 19056*

County: *BUCKS* Region: *SOUTHEAST*

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: *Levittown AL, LLC*

[Redacted]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *05/06/1997* Issued By: *Township of Middletown*

Staffing Hours

Resident Support Staff: Total Daily Staff: *32* Waking Staff: *24*

Inspection Information

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

Reason: *Change Legal Entity* Exit Conference Date: *04/18/2024*

Inspection Dates and Department Representative

04/18/2024 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *20*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *3*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *20*

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

Have Mobility Need: *12* Have Physical Disability: *1*

Inspections / Reviews

04/18/2024 - Partial

Lead Inspector: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *05/03/2024*

05/02/2024 - POC Submission

Submitted By: [Redacted] Date Submitted: *05/31/2024*

Reviewer: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *05/07/2024*

Inspections / Reviews (*continued*)

05/07/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2024

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: 06/03/2024

06/05/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

86b - Bathroom

1. Requirements

2600.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

Description of Violation

The bathroom in resident room #28 and #44 does not have an operable window and the ventilation fan is inoperable.

Plan of Correction

Accept ([REDACTED] 05/07/2024)

The Maintenance Director completed an audit of all exhaust fans and reviewed with the Executive Director on 4/30/24. Repairs will be completed for any exhaust fans that were identified as inoperable by 5/31/2024. The Maintenance Director, or designee, will complete a random inspection of exhaust fans during weekly rounds from 5/1-5/31/24 and monthly thereafter (see attached Exhaust Fans Inspection form) Completed report forms will be maintained and made available for the Department to review. Any inoperable equipment/exhaust fans will be reported to the Executive Director.

The Executive Director will inservice the current mainenance team, by 5/31/24, on regulation 2600.86(b) and our plan of correction. The inservice sign-in sheet will be made available for the Department to review.

The Executive Director will discuss the audit and reporting repairs during the Quality Assurance review with current department directors present by 5/31/2024.

Proposed Overall Completion Date: 06/01/2024

Licensee's Proposed Overall Completion Date: 06/01/2024

Implemented ([REDACTED] 06/05/2024)