

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

April 8, 2025

[REDACTED]  
EM RURAL LIVING LLC  
[REDACTED]

RE: THE WYNWOOD HOUSE AT  
NITTANY VALLEY  
294 DISCOVERY DRIVE  
BOALSBURG, PA, 16827  
LICENSE/COC#: 23224

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/08/2025 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: THE WYNWOOD HOUSE AT NITTANY VALLEY License #: 23224 License Expiration: 09/26/2025  
 Address: 294 DISCOVERY DRIVE, BOALSBURG, PA 16827  
 County: CENTRE Region: NORTHEAST

**Administrator**

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

**Legal Entity**

Name: EM RURAL LIVING LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: I-2 Date: 12/16/2015 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 34 Waking Staff: 26

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Interim Exit Conference Date: 01/08/2025

**Inspection Dates and Department Representative**

01/08/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 40 Residents Served: 28  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 1  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 28  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 6 Have Physical Disability: 0

**Inspections / Reviews**

01/08/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/29/2025

04/01/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 04/04/2025  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 04/04/2025

Inspections / Reviews *(continued)*

04/08/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/04/2025

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

On [REDACTED] at approximately 1:30p.m., the exterior walkways leading from the exit doors in all 3 hallways, including the one leading to the designated smoking area, were not cleared of ice and snow.

Plan of Correction

Accept ([REDACTED] - 04/01/2025)

The administrator of the building notified the director of maintenance on [REDACTED] to request removal of ice and snow. The maintenance director reports there was a new company that contracted with snow removal this year and there was confusion on who was doing what areas. The facility's maintenance is required to maintain clear pathways on the exit doors. The administrator added snow removal of exits to the maintenance weekly checklists beginning 1/8/25. Maintenance to check the exits weekly during the winter months and as early as they when it is actively snowing. The administrator will also communicate with maintenance if additional removal is needed to prevent this from happening in the future and maintain compliance.

Please see attachment titled-NV snow removal maintenance

Please see attachment titled-SC-J&B contract

This POC is complete.

Licensee's Proposed Overall Completion Date: 03/29/2025

Implemented ([REDACTED] - 04/07/2025)

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

Resident [REDACTED] was not dated when the pen was opened for use. Manufacturer's instructions indicate that Lantus insulin pens are to be discarded 28 days after they are opened for use.

Plan of Correction

Accept ([REDACTED] 04/01/2025)

In addition to the Administrator and/or Administrative Assistant checking the insulin pens every Monday, they will audit them daily Monday through Friday for 1 month starting 3/19/25 and then will resume to auditing weekly on Mondays until all medtechs show competency and understanding of labeling pens. The administrator conducted a training as another reminder on 3/19/25 in an attempt to prevent this from occurring again and to maintain compliance.

Please see attachment titled-NV 3-19-25 training.

183e Storing Medications (continued)

This POC is complete.

Licensee's Proposed Overall Completion Date: 03/29/2025

Implemented [redacted] - 04/07/2025)

184a - Resident's Meds Labeled

3. Requirements

2600.

184.a. The original container for prescription medications shall be labeled with a pharmacy label that includes the following:

4. The prescribed dosage and instructions for administration.

Description of Violation

Resident [redacted] has an order for [redacted], use as directed once daily as needed. The pharmacy label for the [redacted] powder incorrectly indicated the order was for every morning and at bedtime daily.

Resident [redacted] has an order for [redacted], 18 units twice daily. The pharmacy label on the [redacted] incorrectly indicated the order was for 14 units twice daily.

Plan of Correction

Accepted [redacted] - 04/01/2025)

The Administrator immediately put a change of direction sticker on [redacted] and [redacted] order while inspectors still on site and has been conducting monthly med cart audits and correcting issues as they are found. In addition to monitoring, administrator gave an additional training to remind med techs on the importance of the labels matching the orders on 3 19 25 as an additional attempt to prevent this from occurring in the future and to ensure compliance is maintained. The administrator will continue to monitor.

Please see attachment titled NV 3 19 25 training 2

This POC is complete.

Licensee's Proposed Overall Completion Date: 03/29/2025

Implemented [redacted] 04/07/2025)