

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

April 24, 2025

[REDACTED]
UPMC SENIOR COMMUNITIES
[REDACTED]
[REDACTED]

RE: STRABANE WOODS OF
WASHINGTON
319 WELLNESS WAY
WASHINGTON, PA, 15301
LICENSE/COC#: 44542

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/12/2025, 03/16/2024, 03/25/2025 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: STRABANE WOODS OF WASHINGTON **License #:** 44542 **License Expiration:** 01/28/2026
Address: 319 WELLNESS WAY, WASHINGTON, PA 15301
County: WASHINGTON **Region:** WESTERN

Administrator

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

Legal Entity

Name: UPMC SENIOR COMMUNITIES
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-2 **Date:** 11/17/1999 **Issued By:** South Strabane Township

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 96 **Waking Staff:** 72

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 03/25/2025

Inspection Dates and Department Representative

03/12/2025 - On-Site: [REDACTED]
03/16/2024 - Off-Site: [REDACTED]
03/25/2025 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 **Residents Served:** 76

Special Care Unit

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

Hospice

Current Residents: 10

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 76
Diagnosed with Mental Illness: 1 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 20 **Have Physical Disability:** 1

Inspections / Reviews

03/12/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/12/2025

Inspections / Reviews *(continued)*

04/10/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/23/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 04/15/2025

04/24/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/23/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

42c Dignity/Respect

1. Requirements

2800.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

On [REDACTED], at approximately 11:30 p.m., staff person A entered resident [REDACTED] bedroom and saw the resident lying in bed, without an incontinence brief, with fecal matter smeared throughout the bed linens and onto multiple areas of the resident's skin. Staff person A alerted other staff for assistance via walkie-talkie and said "There is [REDACTED] all over the place!" Staff person A continued to use profanity and disrespect throughout interaction with the resident. Staff person A told the resident to quit playing in [REDACTED] and to get [REDACTED] ass off out of bed and onto the toilet and said "I hate my [REDACTED] job."

Plan of Correction

Accept [REDACTED] - 04/10/2025)

- 1. Team member "A" is no longer employed by Strabane Woods. Team member was suspended 3/3/25 and terminated 4/7/2025
- 2. The Administrator and Director of Resident Care/DRC understand the importance of reg. 2800.00 42 (c) to ensure residents all residents are treated with dignity & respect. This incident at Strabane Woods is the sole action of team member "A" and not the practice of team members at Strabane Woods.
- 3. The Administrator & Director of Resident Care held half hour sessions with all team members, to review reg. 42(c) 'a resident shall be treated with dignity & respect'. the sessions were held between 4/3/25 & 4/4/25. Documentation of attendance will be held per reg. 2800.00 65L
- 4. Beginning 4/7/25, three random residents will be interviewed by Adm./ DRC. The interviews will be conducted on a weekly basis for two months. The interview will determine if the resident feels they are treated with dignity & respect
 - a. Audit findings will be reviewed by the Adm or the DRC weekly, beginning 4/14/25. Audits will continue for two months or until compliance is achieved.

Licensee's Proposed Overall Completion Date: 06/02/2025

Implemented [REDACTED] - 04/24/2025)