



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **PASSAVANT MEMORIAL HOMES**
LEGAL ENTITY

To operate **PASSAVANT MEMORIAL HOMES-OLD NOBLESTOWN (1009)**
NAME OF FACILITY OR AGENCY

Located at **1009 OLD NOBLESTOWN ROAD, OAKDALE, PA 15071**
(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 **8**
(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 **August 28, 2025** until **August 28, 2026**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **457070**

Janette Biderup
ISSUING OFFICER

Juliet Marsala
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.



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Emailing Date: August 27, 2025

[REDACTED]
Passavant Memorial Homes
[REDACTED]

RE: Passavant Memorial Homes - Old
Noblestown (1009)
1009 Old Noblestown Road
Oakdale, Pennsylvania 15071
License #: 457070

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Office of Long-term Living), licensing inspections on August 13, 2025, 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 (related to Personal Care Homes).

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.

Your NEW license is enclosed.

Sincerely,

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

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Facility Information

Name: *PASSAVANT MEMORIAL HOMES* License #: *45707* License Expiration:

Address: *1009 OLD NOBLESTOWN ROAD, OAKDALE, PA 15071*

County: *ALLEGHENY* Region: *WESTERN*

Administrator

Name: [REDACTED]

Legal Entity

Name: *Passavant Memorial Homes*

Address: [REDACTED]

Certificate(s) of Occupancy

Type: *R-4* Date: *06/05/2025* Issued By: *Township of Collier*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *6* Waking Staff: *5*

Inspection Information

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

Reason: *Change Legal Entity* Exit Conference Date: *08/13/2025*

Inspection Dates and Department Representative

08/13/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *6*

Secured Dementia Care Unit

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

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *6* Are 60 Years of Age or Older: *2*

Diagnosed with Mental Illness: *6* Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *0* Have Physical Disability: *1*

Inspections / Reviews

08/13/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/25/2025*

08/25/2025 - POC Submission

Submitted [REDACTED] Date Submitted: *08/25/2025*

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *08/29/2025*

Inspections / Reviews *(continued)*

08/25/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/25/2025

Reviewer: [REDACTED]

Follow-Up Type:

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

In accordance with the Care Facility Carbon Monoxide Alarms Standards Act, enacted 6/23/2016, "If an approved carbon monoxide alarm at a care facility operates by battery, the battery shall be labeled with the date of installation and replaced at least once annually or at such time as the unit signals a drained or failing battery, whichever is sooner." However, on 8/13/25 at approximately 09:25 a.m., the carbon monoxide detector located on the wall to the left side of the walk-in freezer was battery operated but did not have the double AA batteries labeled with the date of installation.

REPEAT VIOLATION 11/6/24

Plan of Correction

Accept [redacted] - 08/25/2025)

1) Immediate Action:

The batteries were immediately replaced on August 13, 2025, and a new date (August 13, 2025) was posted on the newly installed batteries in the carbon monoxide detector located on the wall to the left side of the walk-in freezer. A photo of this carbon monoxide detector with the batteries dated August 13, 2025, in the file entitled "Old Noblestown (1009) - Carbon Monoxide Detector", is attached within the SansWrite platform.

2) Corrective Action:

Passavant Memorial Homes ("PMH") will replace all carbon monoxide detectors throughout the personal care home ("PCH") with interconnected detectors when PMH becomes responsible for operating the PCH. The carbon monoxide detectors are battery operated and will have the date new batteries are installed posted on the batteries within the detector. All batteries will then be replaced annually during the fire safety inspection with the local Fire Marshall at the facility by PMH's Vice President of Security and Maintenance or at such time as the unit signals a drained or failing battery, whichever is sooner. The date will be posted on the newly installed batteries in all the carbon monoxide detectors within the PCH by the Vice President of Security and Maintenance.

3) Preventative Action:

The PMH Vice President of Security and Maintenance will replace all batteries annually at the PCH during the fire safety inspection with the local Fire Marshal, and the Vice President of Security and Maintenance will post the date on the newly installed batteries in all carbon monoxide detectors within the PCH. Also, the carbon monoxide detector system automatically notifies PMH if batteries are low on available power, such that PMH can replace the battery at any time necessary within the year.

Licensee's Proposed Overall Completion Date: 08/21/2025

Implemented [redacted] - 08/25/2025)

85a - Sanitary Conditions

2. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 8/13/25 at approximately 09:50 a.m., in the resident bathroom #1 located in the main hallway, the white colored

85a - Sanitary Conditions (continued)

Broan ceiling fan cover had a layer of gray colored dust/lint on the vent louvers along with clumps of gray colored dust hanging from the ceiling and on the fan motor unit, which prevented the fan from properly venting the inside of the bathroom.

Plan of Correction

Accept [redacted] - 08/25/2025)

1) Immediate Action:

On August 13, 2025, the ceiling fan was cleaned in the resident bathroom #1 located in the main hallway until the ceiling fan properly vented the bathroom.

2) Corrective Action:

On August 14, 2025, Passavant Memorial Homes' ("PMH's") Vice President of Security and Maintenance replaced the bathroom ceiling fan in the resident bathroom #1 located in the main hallway with a new bathroom ceiling fan. A photo of this ceiling fan with a tissue test displaying proper venting, in the file entitled "Old Noblestown (1009) - Ceiling Fan", is attached within the SansWrite platform.

3) Preventative Action:

PMH will implement a weekly physical site review that includes inspection of all bathroom fans to confirm cleanliness when PMH becomes responsible for operating the personal care home ("PCH"), with the weekly documentation being completed for a period of three (3) months. A copy of the form that will be utilized by PMH for these weekly reviews, in the file entitled "Old Noblestown (1009) - Weekly Reviews", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 08/21/2025

Implemented [redacted] - 08/25/2025)

89b - Hot Water Temperature

3. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

On 8/13/25 at approximately 09:58 a.m., resident bathroom #2 located in the side hallway had a sink water temperature of 123 degrees Fahrenheit.

Plan of Correction

Accept [redacted] 08/25/2025)

1) Immediate Action:

On August 13, 2025, the water temperature was turned down at the hot water tank that supplies the water to resident bathroom #2 located in the side hallway until the temperature regulated below 120 degrees Fahrenheit.

2) Corrective Action:

On August 14, 2025, Passavant Memorial Homes' ("PMH's") Vice President of Security and Maintenance added water temperature mixing valves to each of the two hot water tanks that regulate water temperature within the personal care home ("PCH"). The water temperature is set to always maintain hot water at 115 degrees Fahrenheit. Photos of these two mixing valves, as well as a photo of the sink water temperature reading 115 degrees Fahrenheit, in the files entitled "Old Noblestown (1009) - Mixing Valve - 1", "Old Noblestown (1009) - Mixing Valve - 2", and "Old Noblestown (1009) - Sink Water Temperature Reading", are attached within the SansWrite platform.

3) Preventative Action:

PMH will implement a weekly physical site review that includes confirming the water temperature within the PCH where residents have access to water remains below 120 degrees Fahrenheit when PMH becomes responsible for

89b - Hot Water Temperature (continued)

operating the PCH, with the weekly documentation being completed for a period of three (3) months. A copy of the form that will be utilized by PMH for these weekly reviews, in the file entitled "Old Noblestown (1009) - Weekly Reviews", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 08/21/2025

Implemented [redacted] 08/25/2025)

100a - Exterior - Free of Hazards

4. 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

On 8/13/25 at approximately 10:30 a.m., the brown colored simulated wood composite deck ramp leading from the rear of the home had two white colored deck screws sticking out of the last composite deck board, which was adjacent to the cement pad.

Plan of Correction

Accepted [redacted] - 08/25/2025)

1) Immediate Action:

On August 13, 2025, the two white colored deck screws sticking out of the last composite deck ramp leading from the rear of the home were screwed flush into the deck board. A photo of this deck with the screws flush with the deck board, in the file entitled "Old Noblestown (1009) - Deck Ramp", is attached within the SansWrite platform.

2) Corrective Action:

On August 13, 2025, the two white colored deck screws sticking out of the last composite deck ramp leading from the rear of the home were screwed flush into the deck board.

3) Preventative Action:

PMH will implement a weekly physical site review that includes inspection of all outside decks and ramps at the personal care home ("PCH") to confirm that there are no hazards such as screws sticking out of a ramp board when PMH becomes responsible for operating the PCH, with the weekly documentation being completed for a period of three (3) months. A copy of the form that will be utilized by PMH for these weekly reviews, in the file entitled "Old Noblestown (1009) - Weekly Reviews", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 08/21/2025

Implemented [redacted] - 08/25/2025)