

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

October 24, 2025

[REDACTED]
EC OPCO LAKEMONT FARMS LLC
[REDACTED]

RE: CELEBRATION VILLA OF LAKEMONT
FARMS
3275 WASHINGTON PIKE
BRIDGEVILLE, PA, 15017
LICENSE/COC#: 45081

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/21/2025 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: CELEBRATION VILLA OF LAKEMONT FARMS License #: 45081 License Expiration: 04/28/2026
 Address: 3275 WASHINGTON PIKE, BRIDGEVILLE, PA 15017
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: EC OPCO LAKEMONT FARMS LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 03/17/1999 Issued By: Labor and Industry

Staffing Hours

Resident Support Staff: 64 Total Daily Staff: 171 Waking Staff: 128

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 08/21/2025

Inspection Dates and Department Representative

08/21/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 140 Residents Served: 64

Secured Dementia Care Unit
 In Home: Yes Area: Along the journey Capacity: 30 Residents Served: 24

Hospice
 Current Residents: 9

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 64
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 43 Have Physical Disability: 1

Inspections / Reviews

08/21/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 09/22/2025

10/02/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 10/24/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/07/2025

Inspections / Reviews *(continued)*

10/20/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 10/24/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 10/25/2025

10/24/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/24/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

85a - Sanitary Conditions

1. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

At approximately 1:20 p.m., there was a pungent smell of urine permeating throughout the room of resident [REDACTED].

Plan of Correction

Accept [REDACTED] - 10/20/2025)

ACTION: On August 21, 2025, the day of the inspection, the maintenance staff pretreated and thoroughly cleaned the carpet. Due to a resident's recurrent behavior of urinating on the floor, the carpet is scrubbed daily as needed by the maintenance staff, beginning on August 25, 2025. To mitigate the issue, a portable commode was placed in the room where the resident most frequently urinates. Staff will direct and assist resident to the bathroom to encourage use of the toilet appropriately and change brief when indicated routinely. In addition, a dehumidifier was purchased and positioned in the room to expedite drying following the frequent cleanings.

TRAINING: The Executive Director reviewed and provided training on regulation 2600.85.a with the Maintenance Director and Maintenance Assistant on 8/22/25. Documentation of the staff training shall be kept in accordance with regulation 2600.65i.

ONGOING: The carpet will be treated and scrubbed daily as needed by the maintenance staff. The Maintenance Director will document when the carpet is scrubbed, and the documentation will be kept in the Executive Director's office. The Executive Director will monitor the audit documentation to ensure the carpet is cleaned and sanitary conditions are maintained. The Executive Director will check the room weekly for 4 weeks, then monthly for 6 months starting August 25, 2025, to ensure compliance with regulation 2600.85a and documentation will be kept.

An overview of the cleaning schedule and the effectiveness of maintaining sanitary conditions will be discussed by the leadership team at monthly Quality Assurance meetings beginning on October 7, 2025. Documentation of Quality Assurance meetings will be kept.

Licensee's Proposed Overall Completion Date: 10/07/2025

Implemented [REDACTED] - 10/24/2025)