



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to PASSAVANT MEMORIAL HOMES

To operate PASSAVANT MEMORIAL HOMES-CRAWFORD (759)

Located at 759 CRAWORD ROAD, PITTSBURGH, PA 15237

(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
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.
(MAXIMUM CAPACITY)

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: **457080**

Justy Bilupal
ISSUING OFFICER

Juliet Marsola
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.



Emailing Date: August 27, 2025

[REDACTED] Executive Director
Passavant Memorial Homes
[REDACTED]

RE: Passavant Memorial Homes – Crawford
(759)
759 Crawford Road
Pittsburgh, Pennsylvania 15237
License #: 45708

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 accordances 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 - Crawford (759)* License #: *45708* License Expiration:
Address: *759 Crawford Road, Pittsburgh, PA 15237*
County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *Passavant Memorial Homes*
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: *R-4* Date: *06/04/2025* Issued By: *Ohio Township*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *5* Waking Staff: *4*

Inspection Information

Type: *Partial* 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 Residents Served: *5*
License Capacity:
Secured Dementia Care Unit Capacity: Residents Served:
In Home: *No* Area: Capacity: Residents Served:
Hospice
Current Residents: *0*
Number of Residents Who:
Receive Supplemental Security Income: *5* Are 60 Years of Age or Older: *3*
Diagnosed with Mental Illness: *5* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

08/13/2025 - Partial [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *08/25/2025*
08/25/2025 - POC Submission
Submitted By: [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:

Reviewer

Date Submitted: 08/25/2025

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 Alarm Standards Act, enacted June 2016, if a carbon monoxide detector is battery operated, the batteries must be replaced at least once annually or at such time as the unit signals a drained or failing battery, whichever is sooner. At approximately 11:58 a.m. the carbon monoxide detector mounted to the wall to the left of the door to the room that contained the furnace and fire suppression water tanks in the home's basement contained batteries that were not dated and a label that indicated 6/18/24.

Plan of Correction

Accepted [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 mounted to the wall to the left of the door to the room that contained the furnace and fire suppression water tanks in the home's basement. A photo of this carbon monoxide detector with the batteries dated August 13, 2025, in the file entitled "Crawford (759) - 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 Marshal at the PCH 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)