



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **LONGWOOD AT OAKMONT INC**
LEGAL ENTITY

To operate **LONGWOOD AT OAKMONT PERSONAL CARE CENTER**
NAME OF FACILITY OR AGENCY

Located at **500 ROUTE 909, VERONA, PA 15147**
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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ADDRESS OF SATELLITE SITE/SERVICE LOCATION

To provide **Personal Care Homes**
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 **49**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 16**

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 **December 2,** **2025** until **June 3,** **2026**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **429900**

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: December 1, 2025

[REDACTED]
Longwood at Oakmont Inc.
500 Route 909
Verona, Pennsylvania 15147

RE: Longwood at Oakmont Personal Care
Center
License #: 429900

Dear [REDACTED]:

As the result of your home's recent request to adjust the use of the physical space, the Department has granted an approval for a revised license issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The approved capacity revision request is to include a 16-bed secured dementia care unit. The expiration date of the license remains unchanged.

Any future requests for changes in capacity should be forwarded to the Department for review and consideration in accordance with the applicable regulations. The revised license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License

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

Facility Information

Name: *LONGWOOD AT OAKMONT PERSONAL CARE CENTER* License #: *42990* License Expiration: *06/03/2026*
Address: *500 ROUTE 909, VERONA, PA 15147*
County: *ALLEGHENY* Region: *WESTERN*

Administrator

Name: [REDACTED]

Legal Entity

Name: *LONGWOOD AT OAKMONT INC*
Address: *500 ROUTE 909, VERONA, PA, 15147*
Phone: [REDACTED]

Certificate(s) of Occupancy

| | | |
|---------------------|-------------------------|-----------------------------------|
| Type: <i>C-2 LP</i> | Date: <i>12/02/1998</i> | Issued By: <i>L&I</i> |
| Type: <i>I-1</i> | Date: <i>06/23/2009</i> | Issued By: <i>Borough of Plum</i> |
| Type: <i>I-2</i> | Date: <i>04/14/2009</i> | Issued By: <i>Borough of Plum</i> |

Staffing Hours

Resident Support Staff: Total Daily Staff: *20* Waking Staff: *15*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *New* Exit Conference Date: *09/23/2025*

Inspection Dates and Department Representative

09/23/2025 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *49* Residents Served: *18*

Secured Dementia Care Unit

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

Hospice

Current Residents: *1*

Number of Residents Who:

| | |
|--|--|
| Receive Supplemental Security Income: <i>0</i> | Are 60 Years of Age or Older: <i>18</i> |
| Diagnosed with Mental Illness: <i>0</i> | Diagnosed with Intellectual Disability: <i>0</i> |
| Have Mobility Need: <i>2</i> | Have Physical Disability: <i>0</i> |

Inspections / Reviews

09/23/2025 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/10/2025*

10/10/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: *11/25/2025*
Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/17/2025*

10/17/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: *11/25/2025*
Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *10/30/2025*

10/21/2025 - Document Submission

Submitted By: [REDACTED] Date Submitted: *11/25/2025*
Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *10/30/2025*

11/25/2025 - Document Submission

Submitted By: [REDACTED] Date Submitted: *11/25/2025*
Reviewer: [REDACTED] Follow-Up Type: *Exception*

84 - Heat Sources

1. Requirements

2600.

84. Heat Sources - Heat sources, such as steam and hot heating pipes, water pipes, fixed space heaters, hot water heaters and radiators exceeding 120° F that are accessible to the resident must be equipped with protective guards or insulation to prevent the resident from coming in contact with the heat source.

Description of Violation

At approximately 11:15am, the temperature of the interior compartment of the towel warmer located in the shower room/whirlpool tub area was 141 degrees Fahrenheit. There were no protective guards in place to prevent residents from coming in contact with the interior compartment of the towel warmer.

Plan of Correction

Accept [REDACTED] - 10/10/2025)

In response to the violation on 09/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 09/23/2025 by the Personal Care Home Administrator to Maintenance.

To enhance the currently compliant operations:

- 1. on 09/23/2025 the Maintenance turned down temperature to 118 degrees, with a completion date of 10/10/2025.*
- 2. on 10/01/2025 the Personal Care Home Administrator will affix a lock to the towel warmer, with a completion date of 10/10/2025.*

Implementation of preventive actions will be overseen by the Maintenance [REDACTED], with an overall completion date of 10/10/2025.

Effective 10/01/2025 the Personal Care Home Administrator/Designee will perform daily checks through 10/01/2026 to maintain ongoing compliance with do daily checks to ensure temperature does not exceed 120 degrees and report to maintenance with concerning temperatures to have adjusted as needed. Any deficiencies will be corrected immediately, and findings will be documented and reported to the Personal Care Home Administrator/Designee for further review and continuous improvement.

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

Implemented [REDACTED] - 11/25/2025)

102d - Grab/Hand/Assist Bar/Slip-Resistant Surface

2. Requirements

2600.

- 102.d. Toilet and bath areas must have grab bars, hand rails or assist bars. Bathtubs and showers must have slip-resistant surfaces.

Description of Violation

A slip-resistant surface was not present in the shower, located in the shower room/whirlpool tub area.

102d - Grab/Hand/Assist Bar/Slip-Resistant Surface (continued)

Plan of Correction

Accept [redacted] - 10/10/2025)

In response to the violation on 09/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 09/23/2025 by the Personal Care Home Administrator to Maintenance.

To enhance the currently compliant operations, on 10/01/2025 the Maintenance will place anti-skin strips on shower room floor, with a completion date of 10/10/2025.

Effective 10/01/2025 the Personal Care Home Administrator/Designee will perform monthly inspections through 10/01/2026 to maintain ongoing compliance with ensuring toilet and bath areas have grab bars, handrails or assist bars, and that bathtubs and showers have slip-resistant surfaces. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

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

Implemented [redacted] - 11/25/2025)

127a - Portable Space Heaters

3. Requirements

- 2600.
- 127.a. Portable space heaters are prohibited.

Description of Violation

At approximately 11:00am, a portable space heater was present in the home's "sensory room".

Plan of Correction

Accept [redacted] - 10/17/2025)

In response to the violation on 09/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 09/23/2025 by the Personal Care Home Administrator to Maintenance.

To enhance the currently compliant operations:

1. on 9/23/2025 an initial inspection of Bedrooms and common areas was completed to ensure no portable space heaters was located.
2. on 09/23/2025 the Maintenance was removed portable space heater immediately, with a completion date of 10/10/2025.
3. on 9/24/2025 the Personal Care Home Administrator conducted an inspection of all common areas and bedrooms to ensure no portable space heaters are present in home.
4. on 10/01/2025 the Personal Care Home Administrator will provide education to all staff surrounding prohibiting portable space heaters and will be kept with a completion date of 10/10/2025.

The overall completion date is 10/10/2025.

Effective 10/01/2025 the Personal Care Home Administrator/Designee will perform weekly inspections of all common areas and bedrooms for 1 month then monthly through 10/01/2026 to maintain ongoing compliance with to ensure that home is free of portable space heaters. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

127a - Portable Space Heaters (continued)

Licensee's Proposed Overall Completion Date: 10/17/2025

Implemented ([redacted] - 11/25/2025)

183b - Meds and Syringes Locked

4. Requirements

2600.

183.b. Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room.

Description of Violation

At 11:20am, there were 3 tubes of Antifungal-2% miconazole nitrate cream and approximately (12) 0.9gm sachets of Bacitracin ointment unlocked, unattended and accessible in the storage room located directly across from the whirlpool tub area.

Plan of Correction

Directed [redacted] 10/17/2025)

In response to the violation on 09/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 10/01/2025 by the Personal Care Home Administrator to Nurse.

To enhance the currently compliant operations:

1. on 10/01/2025 the Personal Care Home Administrator/Nurse will remove all Prescription medications, OTC medications, CAM and syringes from storage room and lock it up in a locked storage cupboard, with a completion date of 10/10/2025.
2. on 10/03/2025 the Personal Care Home Administrator will provide education to all staff, with a completion date of 10/30/2025 and kept.

The overall completion date is 10/30/2025.

Effective 10/01/2025 the Personal Care Home Administrator/Designee will perform monthly audits through 10/01/2026 to maintain ongoing compliance with ensuring prescription medications, OTC medications, CAM and syringes will be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Proposed Overall Completion Date: 10/17/2025

Directed Completion Date: 10/30/2025

Implemented [redacted] - 11/25/2025)

233d - Electronic/Magnetic System

5. Requirements

2600.

233d - Electronic/Magnetic System (continued)

233.d. Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

Description of Violation

No electronic or magnetic locking system was present on the door in the shower room/whirlpool tub area, which leads to a corridor into the home's skilled nursing area. Also, there is an exit door directly to the left in the corridor, which exits to the exterior of the building.

Plan of Correction

Accept (█ - 10/17/2025)

In response to the violation on 09/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken:

- 1. on 09/24/2025 by the Personal Care Home Administrator to Maintenance.*
- 2. on 9/24/2025 the Maintenance Supervisor to contact Horizon Information Services & Fire Fighters Sales and Service Company to get magnetic locking system placed on door in the shower room/whirlpool tub area to make that door secure.*

To enhance the currently compliant operations:

- 1. on 10/13/2025 the Maintenance will obtain documentation from the installer indicating the doors will unlock upon (1) a signal from an activated fire alarm system, heat or smoke detector, (2) power failure to the home, (3) Overriding the electronic or magnetic locking system by use of a keypad or other lock releasing device in accordance with 2600.233b, with a completion date of 10/30/2025.*
- 2. on 10/10/2025 Maintenance will once the lock is added, will obtain documentation from the code Enforcement official permitting the use of this lock in accordance with 2600.233a, and will be kept with a completion date of 10/30/2025.*

The overall completion date is 10/30/2025.

Effective 10/10/2025 the Maintenance/Designee will perform daily inspections through 10/31/2026 to maintain ongoing compliance with ensuring doors that open onto areas such as parking lots, or other potentially unsafe areas, are locked by an electronic or magnetic system. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 10/30/2025

Implemented (█ - 11/25/2025)