

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

December 5, 2025

[REDACTED], EXECUTIVE DIRECTOR
PASSAVANT MEMORIAL HOMES
[REDACTED]
[REDACTED]

RE: PASSAVANT MEMORIAL HOMES-
OLD NOBLESTOWN (1009)
1009 OLD NOBLESTOWN ROAD
OAKDALE, PA, 15071
LICENSE/COC#: 45707

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/18/2025 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: PASSAVANT MEMORIAL HOMES-OLD NOBLESTOWN (1009) License #: 45707 License Expiration: 08/28/2026

Address: 1009 OLD NOBLESTOWN ROAD, OAKDALE, PA 15071

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: 06/05/2025 Issued By: Twp of Collier

Staffing Hours

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

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:

Reason: Renewal, Complaint Exit Conference Date: 11/18/2025

Inspection Dates and Department Representative

11/18/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 8 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: 5 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: 0

Inspections / Reviews

11/18/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/06/2025

12/02/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: 12/04/2025

Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/08/2025

Inspections / Reviews *(continued)*

12/04/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/04/2025

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: 12/09/2025

12/05/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/04/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

93a - Handrails

1. Requirements

2600.

93.a. Each ramp, interior stairway and outside steps must have a well-secured handrail.

Description of Violation

On 11/18/25 at approximately 10:58 a.m., the white colored PVC top cap located on the 4" inch x 4" inch handrail post leading down the steps from the rear deck was cracked and fell off the post exposing a sharp metal screw and a sharp jagged edge of white PVC still attached to the post.

Plan of Correction

Accept (█) - 12/04/2025)

1) Immediate Action:

On November 18, 2025, Passavant Memorial Homes' ("PMH's") Maintenance Department replaced the railing post cap at the rear deck steps with a new railing post cap. A photo of the new railing post cap, in the file entitled "Old Noblestown (1009) - Railing Post Cap", is attached within the SansWrite platform.

2) Corrective Action:

The Old Noblestown (1009) Personal Care Home ("PCH") Administrator will ensure that the post caps on the railings for the deck steps outside of the home remain intact.

3) Preventative Action:

PMH will routinely complete checks around the outside of the home to ensure that the post caps on the railings for all steps around the outside of the home remain intact.

4) Monitoring Action:

PMH will implement a weekly physical site review that includes confirming all post caps on the railings for the deck steps outside of the home remain intact. These weekly monitoring reviews will start on December 4, 2025, and the weekly documentation will be completed for a period of three months. These weekly monitoring reviews will be completed by one of the following PMH personnel, who are each PCH Administrators per Chapter 2600 requirements: the Old Noblestown (1009) PCH Administrator, the Old Noblestown (1009) Assistant PCH Administrator, or the PCH Program Operations Director. A copy of the form that will be utilized by PMH for these weekly monitoring reviews, in the file entitled "Old Noblestown (1009) - Weekly Monitoring Reviews - Starting 20251204", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 12/04/2025

Implemented (█) - 12/05/2025)

93b - Railings

2. Requirements

2600.

93.b. Each porch must have a well-secured railing.

Description of Violation

On 11/18/25 at approximately 10:58 a.m., the white colored PVC hand railing on the rear deck was unsecured and missing a screw into the 6" inch x 6" inch post causing the handrail to loosely swivel back and forth.

93b - Railings (continued)

Plan of Correction

Accept (█) - 12/04/2025)

1) Immediate Action:

On November 18, 2025, Passavant Memorial Homes' ("PMH's") Maintenance Department secured the hand railing to the post on the rear deck with several screws. Photos of the secured hand railing, in the files entitled "Old Noblestown (1009) - Hand Railing Secured to Post - Left Side" and "Old Noblestown (1009) - Hand Railing Secured to Post - Right Side", are attached within the SansWrite platform.

2) Corrective Action:

The Old Noblestown (1009) Personal Care Home ("PCH") Administrator will ensure that the railings around the outside of the home remain secure and safe.

3) Preventative Action:

PMH will routinely complete checks around the outside of the home to ensure that the railings around the outside of the home remain secure and safe.

4) Monitoring Action:

PMH will implement a weekly physical site review that includes confirming all railings around the outside of the home remain secure and safe. These weekly monitoring reviews will start on December 4, 2025, and the weekly documentation will be completed for a period of three months. These weekly monitoring reviews will be completed by one of the following PMH personnel, who are each PCH Administrators per Chapter 2600 requirements: the Old Noblestown (1009) PCH Administrator, the Old Noblestown (1009) Assistant PCH Administrator, or the PCH Program Operations Director. A copy of the form that will be utilized by PMH for these weekly monitoring reviews, in the file entitled "Old Noblestown (1009) - Weekly Monitoring Reviews - Starting 20251204", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 12/04/2025

Implemented (█) - 12/05/2025)

100a - Exterior - Free of Hazards

3. 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 11/18/25 at approximately 10:48 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 walkway pad.

REPEAT VIOLATION 8/13/25.

Plan of Correction

Accept (█) - 12/04/2025)

1) Immediate Action:

On November 18, 2025, Passavant Memorial Homes' ("PMH's") Maintenance Department screwed flush the two white deck screws that were sticking out on the ramp deck board at the rear of the home. A photo of the deck ramp with the two deck screws screwed in flush to the deck board, in the file entitled "Old Noblestown (1009) - Deck Ramp Screws", is attached within the SansWrite platform.

100a - Exterior - Free of Hazards (continued)

2) Corrective Action:

The Old Noblestown (1009) Personal Care Home ("PCH") Administrator will ensure that the deck ramp at the rear of the home is secure and that all screws are secured properly into the deck boards.

3) Preventative Action:

PMH will routinely complete checks around the outside of the home to ensure that the deck ramp at the rear of the home is secure and that all screws are secured properly into the deck boards.

4) Monitoring Action:

PMH will implement a weekly physical site review that includes confirming the deck ramp at the rear of the home is secure and that all screws are secured properly into the deck boards. These weekly monitoring reviews will start on December 4, 2025, and the weekly documentation will be completed for a period of three months. These weekly monitoring reviews will be completed by one of the following PMH personnel, who are each PCH Administrators per Chapter 2600 requirements: the Old Noblestown (1009) PCH Administrator, the Old Noblestown (1009) Assistant PCH Administrator, or the PCH Program Operations Director. A copy of the form that will be utilized by PMH for these weekly monitoring reviews, in the file entitled "Old Noblestown (1009) - Weekly Monitoring Reviews - Starting 20251204", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 12/04/2025

Implemented (█) - 12/05/2025

100b - Removal Snow/Obstructions

4. Requirements

2600.

100.b. The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.

Description of Violation

On 11/18/25 at approximately 10:48 a.m., the 4" inch round black colored ABS threaded pipe cap located in the mulch bed next to the A/C units and next to the cement walk way leading to the basement metal storm doors was unsecured with what appeared to be gray and white colored lint soaked in water along with wet leaves that came out of the pipe and spewed out onto the adjacent cement walkway.

Plan of Correction

Accept (█) - 12/04/2025

1) Immediate Action:

On November 18, 2025, Passavant Memorial Homes' ("PMH's") Maintenance Department screwed the 4-inch round pipe cap located in the mulch bed by the A/C units in place and cleaned up the debris around the pipe cap. A photo of the secured pipe cap, with no debris, in the file entitled "Old Noblestown (1009) - Pipe Cap", is attached within the SansWrite platform.

2) Corrective Action:

The Old Noblestown (1009) Personal Care Home ("PCH") Administrator will ensure that the pipe cap located in the mulch bed by the A/C units is securely screwed onto the pipe and that the area around the outside is clean from debris.

3) Preventative Action:

PMH will routinely complete checks around the outside of the home to ensure that the pipe cap located in the mulch bed by the A/C units is securely screwed onto the pipe and that there is no debris around the area.

100b - Removal Snow/Obstructions (continued)

4) Monitoring Action:

PMH will implement a weekly physical site review that includes confirming the pipe cap located in the mulch bed by the A/C units is securely screwed onto the pipe and that there is no debris around the area. These weekly monitoring reviews will start on December 4, 2025, and the weekly documentation will be completed for a period of three months. These weekly monitoring reviews will be completed by one of the following PMH personnel, who are each PCH Administrators per Chapter 2600 requirements: the Old Noblestown (1009) PCH Administrator, the Old Noblestown (1009) Assistant PCH Administrator, or the PCH Program Operations Director. A copy of the form that will be utilized by PMH for these weekly monitoring reviews, in the file entitled "Old Noblestown (1009) - Weekly Monitoring Reviews - Starting 20251204", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 12/04/2025

Implemented (█) - 12/05/2025

131f - Fire Extinguisher Inspection

5. Requirements

2600.

131.f. Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

Description of Violation

On 11/18/25 at approximately 09:50 a.m. the fire extinguisher located at the end of hallway on the 2nd floor near the administrator's office was expired and last inspected by CertaSite on March 2023.

On 11/18/25 at approximately 10:48 a.m., the fire extinguisher located in the backyard gazebo was expired and last inspected by CertaSite March 2024.

On 11/18/25 at approximately 11:05 a.m., the fire extinguisher located in the foyer way entrance was expired and last inspected by CertaSite on March 2023.

Plan of Correction

Accept (█) - 12/04/2025

1) Immediate Action:

On November 18, 2025, the fire extinguishers at the Old Noblestown (1009) location were replaced with fire extinguishers that have been inspected and approved within the past year by a fire safety expert. Photos of the three fire extinguishers that replaced the three fire extinguishers that were identified by the Bureau of Human Services Licensing Representative, in the files entitled "Old Noblestown (1009) - Fire Extinguisher - Second Floor Near Administrator's Office - Photo 1 of 2", "Old Noblestown (1009) - Fire Extinguisher - Second Floor Near Administrator's Office - Photo 2 of 2", "Old Noblestown (1009) - Fire Extinguisher - Backyard Gazebo - Photo 1 of 2", "Old Noblestown (1009) - Fire Extinguisher - Backyard Gazebo - Photo 2 of 2", "Old Noblestown (1009) - Fire Extinguisher - Foyer - Photo 1 of 2", and "Old Noblestown (1009) - Fire Extinguisher - Foyer - Photo 2 of 2", are attached within the SansWrite platform.

2) Corrective Action:

The Old Noblestown (1009) Personal Care Home ("PCH") Administrator will ensure that all fire extinguishers have been inspected and approved within the past year by a fire safety expert.

131f - Fire Extinguisher Inspection (continued)**3) Preventative Action:**

Passavant Memorial Homes will routinely complete checks on all fire extinguishers at the home to ensure that all have been inspected and approved within the past year by a fire safety expert, with the date of the fire safety expert's inspection on each fire extinguisher.

4) Monitoring Action:

PMH will implement a weekly physical site review that includes confirming all fire extinguishers at the home have been inspected and approved within the past year by a fire safety expert, with the date of the fire safety expert's inspection on each fire extinguisher. These weekly monitoring reviews will start on December 4, 2025, and the weekly documentation will be completed for a period of three months. These weekly monitoring reviews will be completed by one of the following PMH personnel, who are each PCH Administrators per Chapter 2600 requirements: the Old Noblestown (1009) PCH Administrator, the Old Noblestown (1009) Assistant PCH Administrator, or the PCH Program Operations Director. A copy of the form that will be utilized by PMH for these weekly monitoring reviews, in the file entitled "Old Noblestown (1009) - Weekly Monitoring Reviews - Starting 20251204", is attached within the SansWrite platform.

Licensee's Proposed Overall Completion Date: 12/04/2025

Implemented (█ - 12/05/2025)