

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

December 3, 2025

[REDACTED]
PRESBYTERIAN SENIOR CARE INC
[REDACTED]
[REDACTED]

RE: WESTMINSTER PLACE OF
OAKMONT
1215 HULTON ROAD
OAKMONT, PA, 15139
LICENSE/COC#: 42962

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/20/2025 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: WESTMINSTER PLACE OF OAKMONT **License #:** 42962 **License Expiration:** 06/30/2026
Address: 1215 HULTON ROAD, OAKMONT, PA 15139
County: ALLEGHENY **Region:** WESTERN

Administrator

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

Legal Entity

Name: PRESBYTERIAN SENIOR CARE INC

Address: [REDACTED]

Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 87 **Waking Staff:** 65

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 11/20/2025

Inspection Dates and Department Representative

11/20/2025 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 **Residents Served:** 75

Secured Dementia Care Unit

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

Hospice

Current Residents: 7

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 75
Diagnosed with Mental Illness: 1 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 12 **Have Physical Disability:** 0

Inspections / Reviews

11/20/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 11/30/2025

12/01/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 12/03/2025
Reviewer: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 12/05/2025

Inspections / Reviews *(continued)*

12/02/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/03/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 12/05/2025

12/03/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/03/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

94b - Non-Skid Surface

1. Requirements

2600.

94.b. Interior stairs, exterior steps and ramps must have nonskid surfaces.

Description of Violation

At 10:00am, there was no nonskid surface present on the exterior wooden steps and ramp leading from the dining room emergency exit to the courtyard.

Plan of Correction

Accept ([redacted] - 12/02/2025)

On 11/24/2025, the exterior wooden steps and ramp were repainted using a nonskid "Sharkgrip" coating to enhance traction and ensure resident safety. Following this corrective action, the Maintenance Team Lead conducted a comprehensive audit of all interior stairways, exterior steps, and ramps. All exits were verified to have appropriate nonskid surfaces in accordance with regulatory requirements.

Additionally, all maintenance team members received education on Regulation 2600.94(b), which mandates that all interior stairs, exterior steps, and ramps must maintain nonskid surfaces verbally on 11/20/2025 and formally on 11/25/2025 (see sign in sheet). Documentation of this education—including the sign-in sheet, the completed exit audit, photographs of the nonskid-treated ramp, and the receipt for the materials used—is attached for verification. An ongoing monthly audit of all nonskid surfaces at every exit will be conducted by the Maintenance Team Lead (Donny/Joe) to ensure continued compliance. This audit will be completed during the first week of each month.

As of 12/02/2025, the community is in full compliance with Regulation 2600.94(b), with all required areas equipped with nonskid surfaces.

Licensee's Proposed Overall Completion Date: 12/02/2025

Implemented ([redacted] - 12/03/2025)