

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

January 28, 2026

[REDACTED]
LINDA E. BRANDON
[REDACTED]

RE: FAMILY PINES PERSONAL CARE
HOME
P.O.BOX 455, 11293 ROUTE 422
ELDERTON, PA, 15736
LICENSE/COC#: 42671

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/25/2025 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: FAMILY PINES PERSONAL CARE HOME **License #:** 42671 **License Expiration:** 04/20/2026
Address: P.O.BOX 455, 11293 ROUTE 422, ELDERTON, PA 15736
County: ARMSTRONG **Region:** WESTERN

Administrator

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

Legal Entity

Name: LINDA E. BRANDON
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 10/20/2017 **Issued By:** L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 7 **Waking Staff:** 5

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal, Complaint **Exit Conference Date:** 11/25/2025

Inspection Dates and Department Representative

11/25/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 8 **Residents Served:** 7

Secured Dementia Care Unit

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

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 3 **Are 60 Years of Age or Older:** 5
Diagnosed with Mental Illness: 3 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 0 **Have Physical Disability:** 0

Inspections / Reviews

11/25/2025 Full

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 12/15/2025

01/12/2026 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 01/26/2026
Reviewer: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 01/20/2026

Inspections / Reviews *(continued)*

01/21/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/26/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 02/12/2026

01/28/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/26/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

25b - Contract Signatures

1. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

Resident [redacted] contract, dated [redacted] is not signed by the resident.

Plan of Correction

Accept [redacted] - 01/21/2026)

The Administration will review all contracts as of 1/11/2026. The Administrator will ensure all contracts are signed and dated as of 1-11-2026. The administrator had Patient 1 sign and date the contract on 11-25-2025 as shown in the attachment. Also the Administrator will insure during all admissions that the contracts are signed and dated.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] - 01/27/2026)

81b - Resident Personal Equipment

2. Requirements

2600.

81.b. Wheelchairs, walkers, prosthetic devices and other apparatus used by residents must be clean, in good repair and free of hazards.

Description of Violation

There was a small oxygen tank, unsecured and not in a rack or carrying case, on the floor in resident [redacted]'s closet.

Plan of Correction

Accept [redacted] - 01/21/2026)

Administrator called company and they sent portable oxygen rack 11/27/2025.. All employees were trained on making sure all equipment is checked weekly including training on how to check the equipment on 11/27/2025. Administrator put a reminder on the calendar to make sure employees check equipment weekly as of 1/11/2026

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] - 01/27/2026)

101j2 - Bedroom Chairs

3. Requirements

2600.

101.j. Each resident shall have the following in the bedroom:
2. A chair for each resident that meets the resident's needs.

Description of Violation

There was only one chair in the shared bedroom used by resident [redacted] and [redacted]

Plan of Correction

Accept [redacted] - 01/21/2026)

The Administrator made sure there was a chair in the room during the inspection on 11/25/2025. The administrator will check to ensure there all ample chairs in bedroom for number of residents as of 1/11/2026.This will be checked by the administrator weekly starting 1/11/2026. There is a reminder on the calendar starting 1/11/2029.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] - 01/27/2026)

103f - Refrigerator/Freezer Temps

4. Requirements

2600.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

The kitchen refrigerator temperature measured 50 degrees Fahrenheit at 10:28 a.m. and 52 degrees at 2:45 p.m.

Plan of Correction

Accept [redacted] - 01/21/2026)

Administrator bought new thermometer on 11/25/2025 to check temperatures in refrigerator and freezer.

Administrator will check temperatures daily to ensure proper temperature in the refrigerator and freezer are holding as of 1/11/2026. The administrator will add it to their morning scheduled routine as of 1/11/2026.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] - 01/27/2026)

109b - Rabies Vaccination

5. Requirements

2600.

109.b. Cats and dogs present at the home shall have a current rabies vaccination. A current certificate of rabies vaccination from a licensed veterinarian shall be kept.

Description of Violation

There were four cats and one dog present at the home. The home does not have a current certificate of rabies vaccination for the four cats.

Plan of Correction

Accept [redacted] - 01/21/2026)

Administrator had the four cats vaccinated on the 12-07-2025 and 12-14-2025 as shown on attached documents.

Dogs vaccination is current. Administrator put the date is on calendar to prevent any current violation on 12-14-1025 Calendar will be checked for pets in 11/01/2026 by the administrator. Vaccinations are due in 12/07/2026 and 12/14/.2026.

Licensee's Proposed Overall Completion Date: 01/12/2026

Implemented [redacted] - 01/27/2026)