

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

January 20, 2026

[REDACTED]
EM RURAL LIVING LLC
[REDACTED]

RE: THE WYNWOOD HOUSE AT
NITTANY VALLEY
294 DISCOVERY DRIVE
BOALSBURG, PA, 16827
LICENSE/COC#: 23224

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/04/2025, 12/08/2025 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: THE WYNWOOD HOUSE AT NITTANY VALLEY License #: 23224 License Expiration: 09/26/2026
 Address: 294 DISCOVERY DRIVE, BOALSBURG, PA 16827
 County: CENTRE Region: NORTHEAST

Administrator

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

Legal Entity

Name: EM RURAL LIVING LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 49 Waking Staff: 37

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 12/04/2025

Inspection Dates and Department Representative

12/04/2025 - On-Site: [REDACTED]
 12/08/2025 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 40 Residents Served: 32

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 32
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 17 Have Physical Disability: 1

Inspections / Reviews

12/04/2025 Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/09/2026

01/20/2026 - POC Submission

Submitted By: [REDACTED] Date Submitted: 01/20/2026
 Reviewer: [REDACTED] Follow-Up Type: Bypass Document Submission

Inspections / Reviews *(continued)*

01/20/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/20/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

225c - Additional Assessment

1. Requirements

2600.

225.c. The resident shall have additional assessments as follows:

Description of Violation

Through interviews with staff it was noted that Resident [redacted] has exhibited exit seeking behaviors for the last several months, frequently has to be redirected by staff to come back inside the home once outside, and that staff must keep close watch on the resident when out of the apartment to ensure the resident does not go outside unattended. Resident [redacted] last two assessments, dated, [redacted] and [redacted] do not include the residents exit seeking behaviors or the steps staff will take to ensure the safety of the resident.

Plan of Correction

Accept [redacted] - 01/20/2026)

The RASP for resident [redacted] was updated by building administrator on 12/5/2025. The administrator of the building will conduct audits on 4 residents RASP per week until all residents are completed by 1/30/2026

Please see attached Audit form and updated RASP for resident [redacted]

Licensee's Proposed Overall Completion Date: 01/30/2026

Implemented [redacted] - 01/20/2026)