

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 STATE  
COLLEGE  
2360 BERNEL ROAD  
STATE COLLEGE, PA, 16803  
LICENSE/COC#: 23225

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/04/2025 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 STATE COLLEGE License #: 23225 License Expiration: 11/21/2026  
Address: 2360 BERNEL ROAD, STATE COLLEGE, PA 16803  
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: 52 Waking Staff: 39

**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]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 60 Residents Served: 42

**Secured Dementia Care Unit**

In Home: No Area: Capacity: Residents Served:

**Hospice**

Current Residents: 5

**Number of Residents Who:**

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 42  
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 10 Have Physical Disability: 0

**Inspections / Reviews**

12/04/2025 Partial

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

01/14/2026 - POC Submission

Submitted By: [REDACTED] Date Submitted: 01/20/2026  
Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/21/2026

Inspections / Reviews (*continued*)

## 01/20/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/20/2026

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document  
Submission*

## 01/20/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/20/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

Resident and staff interviews indicate there was a power outage at the facility that lasted 1-2 hours in November 2025. The use of the home's emergency procedures was not reported to the Department.

Repeat Violation [REDACTED]

Plan of Correction

Accept [REDACTED] - 01/20/2026)

THIS REGULATION IS IMPORTANT BECAUSE THE HOME SHALL REPORT THE INCIDENT OR CONDITION TO THE DEPARTMENT PERSONAL CARE HOME REGIONAL OFFICE OR THE PERSONAL CARE HOME COMPLIANT HOTLINE WITHIN 24 HRS IN A MANNER DESIGNATED BY THE DEPARTMENT.

EXECUTIVE DIRECTOR IS RESPONSIBLE FOR FIXING THE PROBLEM; TO IMMEDIATELY FIX THE PROBLEM, EXECUTIVE DIRECTOR MANDATED ALL MANAGEMENT STAFF AND DIRECT CARE STAFF TO TAKE THE REPORTABLE INCIDENT TRAINING HELD ON 1/15/2026. EFFECTIVE 1/16/2026, THE EXECUTIVE DIRECTOR WILL REVIEW ALL INCIDENT REPORTS WEEKLY FOR 90 DAYS TO ENSURE COMPLIANCE WITH REPORTING REQUIREMENTS. THE EXECUTIVE DIRECTOR WILL CONDUCT MONTHLY AUDITS ON REPORTABLE INCIDENTS THEREAFTER TO CONFIRM SUSTAINED COMPLIANCE. THE EXECUTIVE DIRECTOR WILL PROVIDE CORRECTIVE ACTION AND RETRAINING IMMEDIATELY, IF ANY REPORTING DEFICIENCIES ARE IDENTIFIED.

TO MAINTAIN LONG-TERM COMPLIANCE, EFFECTIVE 1/16/2026, THE HOME WILL REPORT THE INCIDENT OR CONDITION TO THE DEPARTMENT PERSONAL CARE HOME REGIONAL OFFICE OR THE PERSONAL CARE HOME COMPLIANT HOTLINE WITHIN 24 HOURS IN A MANNER DESIGNATED BY THE DEPARTMENT REGARDLESS OF THE LENGTH OF TIME THE INCIDENT OR CONDITION OCCURED.

EFFECTIVE 1-15-2026 EXECUTIVE DIRECTOR OR RESIDENT CARE DIRECTOR WILL BE RESPONSIBLE FOR REPORTING THE INCIDENT OR CONDITION TO THE DEPARTMENT PERSONAL CARE HOME COMPLIANT HOTLINE WITHIN 24 HOURS IN A MANNER DESIGNATED BY THE DEPARTMENT.

ATTACHED-REPORTABLE INCIDENTS TRAINING POC IS COMPLETE

Licensee's Proposed Overall Completion Date: 01/16/2026

Implemented [REDACTED] - 01/20/2026)