

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

March 10, 2026

[REDACTED]
NT ROSE HAVEN LLC
[REDACTED]

RE: ROSE HAVEN
132 HAVEN DRIVE
INDIANA, PA, 15701
LICENSE/COC#: 45429

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/11/2026 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: ROSE HAVEN License #: 45429 License Expiration: 03/24/2026
 Address: 132 HAVEN DRIVE, INDIANA, PA 15701
 County: INDIANA Region: WESTERN

Administrator

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

Legal Entity

Name: NT ROSE HAVEN LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: 26 Waking Staff: 20

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 02/11/2026

Inspection Dates and Department Representative

02/11/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 43 Residents Served: 24

Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:

Hospice
 Current Residents: 4

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 24
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 2 Have Physical Disability: 0

Inspections / Reviews

02/11/2026 Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/08/2026

03/06/2026 - POC Submission

Submitted By: [REDACTED] Date Submitted: 03/06/2026
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/20/2026

Inspections / Reviews *(continued)*

03/10/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/06/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

83a - Indoor Temperature

1. Requirements

2600.

83.a. The indoor temperature, in areas used by the residents, must be at least 70°F when residents are present in the home.

Description of Violation

The temperature in the homes dining area measured 67.6 degrees Fahrenheit at 10:35 a.m. and 69.2 at 11:00 a.m.

Plan of Correction

Accept [REDACTED] - 03/05/2026)

Immediately following the inspection, corrective measures were implemented to ensure compliance. On 2/11/26 Maintenance Director was educated on regulation 2600.83.a. On 2/12/26 Maintenance Director applied Flexseal weather stripping on the dining room window frames to eliminate drafts and improve heat retention. Temperature monitoring confirmed that the dining room has consistently maintained a temperature of 70+ degrees Fahrenheit since corrective measures were implemented. The Administrator/ and or designee will audit dining room temperature weekly for 4 weeks, and monthly for 3 months thereafter. Documentation of these audits will be kept by the Administrator.

Licensee's Proposed Overall Completion Date: 03/05/2026

Implemented [REDACTED] 03/10/2026)

85a - Sanitary Conditions

2. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

There was a strong odor of urine in bedroom [REDACTED] at 9:40 a.m.

Plan of Correction

Accept [REDACTED] - 03/05/2026)

Immediately following inspection, Housekeeping staff cleaned and sanitized bedroom #132. The soiled incontinence brief was properly removed and disposed of in the garbage receptacle. The room was deodorized and sanitized to eliminate odor and restore sanitary condition. Housekeeping staff have been re-educated on 2600.85.a maintaining sanitary conditions, including: immediate removal and disposal of soiled incontinence products & prompt cleaning and sanitizing for resident rooms when odors or soiling are identified. Housekeeping staff were provided a written list outlining: deep cleaning tasks & routine daily cleaning checklist. The Administrator/ and or designee will conduct and document random room audits weekly for 4 weeks, and monthly for 3 months thereafter. Any deficiencies identified during audits will be addressed immediately with corrective action and re-education. Documentation of these audits will be kept by the Administrator.

Licensee's Proposed Overall Completion Date: 03/05/2026

Implemented [REDACTED] - 03/10/2026)

89b - Hot Water Temperature

3. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

The water temperature in bedroom # [REDACTED] measured 125.0 degrees Fahrenheit at 10:02 a.m. and 123.7 at 10:46 a.m.

89b Hot Water Temperature (continued)**Plan of Correction****Accept** [REDACTED] - 03/05/2026)

Immediate action was taken to reduce the hot water temperature by turning down water heater. The Maintenance Director was re educated on the requirements of regulation 2600.89.b, specifically that hot water temperatures in resident accessible areas may not exceed 120 degrees Fahrenheit. Twolick Valley Plumbing installed a mixing valve on 3/4/25 to regulate and stabilize water temperature. Since installation of the mixing valve, water temperature has maintained at around 118 degrees, within regulatory compliance. Maintenance Director has been instructed to routinely monitor water temperature as part of preventative maintenance procedures. Water temperature will be tested using a calibrated thermometer. Any reading above 120 degrees will result in immediate corrective action, including adjustment of mixing valve and further system inspection if necessary. The Administrator/ and or designee will conduct and document water temperature audits weekly for 4, and monthly for 3 months thereafter. Documentation of these audits will be kept by the Administrator.

Licensee's Proposed Overall Completion Date: 03/05/2026**Implemented** [REDACTED] - 03/10/2026)