

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

April 7, 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 02/17/2026 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]
Human Services Licensing Supervisor

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], PA, 17516
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: I-2 Date: 12/16/2015 Issued By: L & I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 41 Waking Staff: 31

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 02/17/2026

Inspection Dates and Department Representative

02/17/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 40 Residents Served: 31

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 1

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 31
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 10 Have Physical Disability: 0

Inspections / Reviews

02/17/2026 Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/19/2026

03/25/2026 - POC Submission

Submitted By: [REDACTED] Date Submitted: 04/07/2026
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/01/2026

Inspections / Reviews *(continued)*

04/07/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/07/2026

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document Submission*

04/07/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/07/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

144c1 - Smoking Area Guidelines

1. Requirements

2600.

144.c. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following:

- 1. Proper safeguards inside and outside of the home to prevent fire hazards involved in smoking, including providing fireproof receptacles and ashtrays, direct outside ventilation, no interior ventilation from the smoking room through other parts of the home, extinguishing procedures, fire resistant furniture both inside and outside the home and fire extinguishers in the smoking rooms.

Description of Violation

At 9: 28am, a plastic garbage can with a plastic liner was found in the outside smoking section.

Plan of Correction

Accept [REDACTED] - 04/07/2026)

02/17/2026 DURING THE INSPECTION, A NTRASH CAN WAS FOUND IN THE SMOKING AREA, THE PLASTIC GARBAGE CAN WAS REMOVED BY THIS ED IMMIDIATLEY. THE TRASH CAN WAS BROUGHT OUT BY A RESIDENT. STAFF ARE TO MONITOR THE AREA FOR TRASH OR FAMABLE ITEMS. IF THE SMOKING AREA IS NOT KEPT CLEAN OF ALL FLAMABLE TRASH, SMOKING PRIVLAGES WILL BE REVOKED. THE STAFF ARE TO MAINTAIN THE AREA, KEEPING ALL TRASH OUT OF THIS AREA DAILY. ED, RCD, AND ADMIN ASSIST WILL MONITOR THESE AREAS ARE CLEAN FROM DEBRIS DAILY AND TRACK WITH CALENDER SIGNING OFF THAT IT WAS CHECKED.

Proposed Overall Completion Date: 04/03/2026

Licensee's Proposed Overall Completion Date: 04/03/2026

Implemented [REDACTED] 04/07/2026)