



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **MV OPCO LLC**

LEGAL ENTITY

To operate **MON VALLEY CARE CENTER**

NAME OF FACILITY OR AGENCY

Located at **200 STOOPS DRIVE, MONONGAHELA, PA 15063**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **41**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **September 9,** **2026** until **September 9,** **2027** ,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **457680**


ISSUING OFFICER


DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 – 04/23



Pennsylvania Department of Human Services

Emailing Date: September 9, 2026

[REDACTED]
MV OPCO LLC
[REDACTED]

RE: Mon Valley Care Center
200 Stoops Drive
Monongahela, Pennsylvania 15063
License #: 456780

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on July 27, 2026, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosures

License

Licensing Inspection Summary

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

Facility Information

Name: *MON VALLEY CARE CENTER* License #: *45768* License Expiration:
Address: *200 STOOPS DRIVE, MONONGAHELA, PA 15063*
County: *WASHINGTON* Region: *WESTERN*

Administrator

Name:

Legal Entity

Name: *MV OPCO LLC*

Address:

Phone:

Certificate(s) of Occupancy

Type: *C-1* Date: *11/14/2002* Issued By: *Dept. of Health*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *50* Waking Staff: *38*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *07/27/2026*

Inspection Dates and Department Representative

07/27/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *41* Residents Served: *36*

Secured Dementia Care Unit

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

Hospice

Current Residents: *7*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *36*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *14* Have Physical Disability: *0*

Inspections / Reviews

07/27/2026 - Partial

Lead Inspector: Follow-Up Type: *POC Submission* Follow-Up Date: *08/16/2026*

Inspections / Reviews (*continued*)

08/14/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/28/2026

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 08/21/2026

08/21/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/28/2026

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 09/03/2026

09/02/2026 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/28/2026

Reviewer: [REDACTED]

Follow-Up Type: Exception

132c - Fire Drill Records

1. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The fire drill record for the drill conducted on 6/19/2026 indicates that the drill was conducted at 04:05 but does not indicate whether it was held in the AM or PM.

Plan of Correction**Do Not Accept** [REDACTED] - 08/14/2026)

In response to the violation on 07/27/2026 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 8-7-26 by the administrator to discuss with director of maintenance, who is responsible for fire drills, that the times of the drills need to have AM or PM with the time. Military time is not to be used. The drill held on 6-19-26 had military time of 04:05.

To enhance the currently compliant operations, on 8-7-26 the administrator will review all fire drill reports to ensure that the correct times are listed with AM or PM. This will be on going with all monthly fire drill reports. If an error is found, the administrator will have the director of maintenance correct any errors immediately, Effective 8-7-26 the administrator will perform monthly reviews of all fire drill reports through 8-16-26 and ongoing to maintain compliance with Regulation 2600.132c. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes and reviewed monthly in Quality Assurance meetings. This will ensuring each written fire drill record includes the date, time using AM and PM, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative. All reports will be kept to be in compliance with Regulation 2600.65i.

Licensee's Proposed Overall Completion Date: 08/16/2026

Update: 08/14/2026

Thank you for submitting the plan of correction. Please call me at [REDACTED] [REDACTED]

Please update the plan of correction to add the following:

- documentation from the fire alarm monitoring company verifying the time of the fire drill held on 6/19/2026 will be submitted
- the fire drill record for the drill conducted on 6/19/2026 will be updated to include AM or PM
- how many monthly fire drills the administrator will be present for over the next 6 months to ensure that the fire drill records are recorded accurately in accordance with 2600.132c

Plan of Correction**Accept** [REDACTED] 08/21/2026)

In response to the violation on 07/27/2026 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 8-7-26 by the administrator to discuss with director of maintenance, who is responsible for fire drills, that the times of the drills need to have AM or PM with the time. Military time is not to be used. The drill held on 6-19-26 had military time of 04:05. The fire drill report for that was conducted on 6-19-2026 has been updated to include AM.

To enhance the currently compliant operations, on 8-7-26 the administrator will review all fire drill reports to

132c - Fire Drill Records (continued)

ensure that the correct times are listed with AM or PM. This will be on going with all monthly fire drill reports. If an error is found, the administrator will have the director of maintenance correct any errors immediately, The director of maintenance will obtain documentation from the alarm monitoring company verifying the time of the fire drill held on 6-19-2026.

Effective 8-7-26 the administrator will perform monthly reviews of all fire drill reports through 8-16-26 and ongoing to maintain compliance with Regulation 2600.132c. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes and reviewed monthly in Quality Assurance meetings. This will ensuring each written fire drill record includes the date, time using AM and PM, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative. All reports will be kept to be. The administrator will be present for approximately 6 fire drills over the next 6 months to review that the drill records are recorded accurately in accordance with 2600.132c

Licensee's Proposed Overall Completion Date: 08/21/2026

Evidence of Completion

See attached.

Implemented () 09/02/2026)

132e - Fire Drill Sleeping Hours**2. Requirements**

2600.

132.e. A fire drill shall be held during sleeping hours once every 6 months.

Description of Violation

The last fire drill conducted during sleeping hours was on 5/30/2025.

Plan of Correction

Do Not Accept () 08/14/2026)

In response to the violation on 07/27/2026 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 8-7-26 by the administrator to review with the director of maintenance, who is responsible for the fire drills, that fire drills are to be held during sleeping hours every 6 months. Currently fire drills are held quarterly due to the fact that there is a skilled facility in the building. It was noted that fire drills were held during sleeping hours on 8-12-25 and

11-9-25 times did not have AM or PM noted.

To enhance the currently compliant operations, on 8-7-26 the administrator will review all fire drill reports to ensure that there is a fire drill being held during sleeping hours at least every 6 months, with a completion date of 8-16-26. Making sure that AM and PM are marked after the time of the drill,

Effective 8-7-26 the administrator will perform monthly reviews of fire drill reports through 8-16-26 and ongoing to maintain compliance with Regulation 2600.132e. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. All reports will be reviewed during monthly Quality Assurance meetings. All reports will be kept to be in compliance with Regulation 2600.65i.

Licensee's Proposed Overall Completion Date: 08/16/2026

Update: 08/14/2026

Please update the plan of correction to add the following:

-by what date will a fire drill be held during sleeping hours?

132e - Fire Drill Sleeping Hours (continued)

-how will the administrator or maintenance director keep track of future monthly fire drills to ensure that at least one fire drill is held during sleeping hours every 6 months?

-by what date will the first monthly QM meeting be held?

Plan of Correction**Directed (████- 08/21/2026)**

In response to the violation on 07/27/2026 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 8-7-26 by the administrator to review with the director of maintenance, who is responsible for the fire drills, that fire drills are to be held during sleeping hours every 6 months. Currently fire drills are held quarterly due to the fact that there is a skilled facility in the building. It was noted that fire drills were held during sleeping hours on 8-12-25 and

11-9-25 times did not have AM or PM noted. A fire drill was held during sleeping hours on 8-11-2026, the report was reviewed making certain that AM/PM was documented correctly

To enhance the currently compliant operations, on 8-7-26 the administrator will review all fire drill reports to ensure that there is a fire drill being held during sleeping hours at least every 6 months, with a completion date of 8-16-26. Making sure that AM and PM are marked after the time of the drill, The director of maintenance and administrator will maintain records using computerized calendar with alert to ensure that fire drills are held every 6 months during sleeping hours. Instructed director of maintenance who is responsible for fire drills that no silent alarms can be used for drills. The alarms must be activated during drills held during sleeping hours.

Effective 8-7-26 the administrator will perform monthly reviews of fire drill reports through 8-16-26 and ongoing to maintain compliance with Regulation 2600.132e. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. All reports will be reviewed during monthly Quality Assurance meetings, the next meeting is scheduled to be held 8-27-2026. All reports will be kept to be in compliance with Regulation 2600.65i.

Proposed Overall Completion Date: 08/21/2026

DIRECTED: Within 10 days of receipt of the plan of correction, the home will conduct an unannounced fire drill during sleeping hours where the fire alarm or smoke detector is set off, in accordance with 2600.132i. A detailed activity report from the fire alarm monitoring system will be retained and submitted to verify that a drill meeting requirements has been conducted. L.S.

DIRECTED: The administrator and maintenance director will

Directed Completion Date: 08/31/2026

Evidence of Completion**Implemented (████ 09/02/2026)**

See attached.