

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

September 25, 2026

[REDACTED]
TITHONUS MT LEBANON LP

[REDACTED]
C/O INTEGRACARE CORP
[REDACTED]

RE: THE PINES OF MT LEBANON
1537 WASHINGTON ROAD
PITTSBURGH, PA, 15228
LICENSE/COC#: 43361

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/10/2026 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: THE PINES OF MT LEBANON

License #: 43361

License Expiration: 09/18/2026

Address: 1537 WASHINGTON ROAD, PITTSBURGH, PA 15228

County: ALLEGHENY

Region: WESTERN

Administrator

Name:

Phone:

Email:

Legal Entity

Name: TITHONUS MT LEBANON LP

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: C-2 LP

Date: 06/05/1990

Issued By: Labor and Industry

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 95

Waking Staff: 71

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint

Exit Conference Date: 08/12/2026

Inspection Dates and Department Representative

08/10/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 112

Residents Served: 64

Secured Dementia Care Unit

In Home: Yes

Area: 1st floor

Capacity: 18

Residents Served: 14

Hospice

Current Residents: 8

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 64

Diagnosed with Mental Illness: 1

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 31

Have Physical Disability: 1

Inspections / Reviews

08/10/2026 Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 08/31/2026

09/03/2026 - POC Submission

Submitted By:

Date Submitted: 09/25/2026

Reviewer:

Follow-Up Type: POC Submission

Follow-Up Date: 09/10/2026

Inspections / Reviews (*continued*)

09/14/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/25/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 09/25/2026

09/25/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/25/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

182b - Prescription Medication

1. Requirements

2600.

182.b. Prescription medication that is not self-administered by a resident shall be administered by one of the following:

1. A physician, licensed dentist, licensed physician's assistant, registered nurse, certified registered nurse practitioner, licensed practical nurse or licensed paramedic.
2. A graduate of an approved nursing program functioning under the direct supervision of a professional nurse who is present in the home.
3. A student nurse of an approved nursing program functioning under the direct supervision of a member of the nursing school faculty who is present in the home.
4. A staff person who has completed the medication administration training as specified in § 2600.190 (relating to medication administration training) for the administration of oral; topical; eye, nose and ear drop prescription medications; insulin injections and epinephrine injections for insect bites or other allergies.

Description of Violation

Staff person A is not currently qualified to administer medications to residents in accordance with 2600.182b; however, staff person A has administered numerous medications to numerous residents, to include on or around [REDACTED]. It could not be determined the exact time, dates or the residents staff person A administered medications to because according to staff person A, [REDACTED] did not document the medication administrations on resident medication administration records (MAR's) and indicated [REDACTED] just "ran" numerous residents' medications to them in their bedrooms.

Plan of Correction

Accept [REDACTED] - 09/14/2026)

2600.182.b

Code Definition: Prescription medication that is not self-administered by a resident must be administered by a qualified individual such as a licensed or certified medical professional, or a trained staff person as specified. This includes the administration of oral, topical, and injectable medications.

Details: Staff person A is not currently qualified to administer medications to residents as per code 2600.182.b, yet this person has administered several medications to residents. Specific dates, times, and resident details cannot be ascertained because staff person A failed to document these instances, merely delivering medications to residents in their rooms without proper record-keeping.

1. Immediate cease of medication administration by unqualified staff.

1.1 Action Plan: Ensure medication is only administered by qualified and trained personnel.

1.2 Steps:

- Identify all personnel currently administering medications.
- Restrict medication administration to only those who are qualified.
- Remove Staff Person A from medication administration duties immediately.

1.3 Responsible Party: Facility EOO (or designee)

1.4 Timeline: Staff person A was immediately(while DHS in community) notified that unless [REDACTED] retakes the medication administration course, [REDACTED] is no longer to assist staff when asked to help take medications to residents. Staff person A understood and will no longer assist with any medication. Documentation will be kept on the EOO's office regarding conversation with Staff person A.

2. Review and enforce medication administration policies.

2.1 Action Plan: Ensure full compliance with § 2600.182.b on medication administration. RWD and/or designee will

182b Prescription Medication (continued)

complete by 9/25/2026

2.2 Steps:

- Conduct a thorough review of current medication administration policies. RWD and/or designee will complete by 9/25/2026
- Revise policies as necessary to align with regulatory requirements. RWD and/or designee will complete by 9/25/2026
- Implement training refresh for all staff on medication policies. EOO will complete by 9/18/2026

2.3 Responsible Party: RWD (or designee)

2.4: Timeline: Meeting with all med techs and LPN's to review policy of medication review will be conducted by 9/11/2026 and documentation will be kept in the EOO's office to ensure compliance of 2600.182.b. RWD/EOO will review the medication administration policy to reeducate themselves by 9/8/2026 and documentation will be kept in the EOO's office to ensure compliance of 2600.182b. RWD will reeducate wellness staff at all monthly wellness meetings for the next six months to ensure compliance with 2600.182.b. This will be completed monthly September 2026 to February 2027. Documentation of the monthly meetings will be kept in the EOO's office to ensure compliance of 2600.182b. Documentation of all the above will be kept in the EOO's office to ensure compliance.

Licensee's Proposed Overall Completion Date: 09/25/2026

Implemented [REDACTED] - 09/25/2026)

187b - Date/Time of Medication Admin.**2. Requirements**

2600.

187.b. The information in subsection (a)(13) and (14) shall be recorded at the time the medication is administered.

Description of Violation

Staff person A is not currently qualified to administer medications to residents; however, staff person A has administered numerous medications to numerous residents, to include on or around [REDACTED]. It could not be determined the exact time, dates or the residents staff person A administered medications to because according to staff person A, [REDACTED] did not document the medication administrations on resident MAR's and indicated [REDACTED] just "ran" numerous residents' medications to them in their bedrooms. The staff persons who were qualified to administer medications and who were present in the home at the time staff person A administered medications to residents initialed the residents' MAR's indicating they administered the medications.

Plan of Correction

Accept [REDACTED] - 09/14/2026)

2600.187.b

Violation Description

Code Definition: The information in subsection (a)(13) and (14) shall be recorded at the time the medication is administered.

Details: Staff person A is not currently qualified to administer medications to residents; however, staff person A has administered numerous medications to numerous residents, to include on or around 7/20/26. It could not be determined the exact time, dates or the residents staff person A administered medications to because according to staff person A, [REDACTED] did not document the medication administrations on resident MAR's and indicated [REDACTED] just "ran" numerous residents' medications to them in their bedrooms. The staff persons who were qualified to administer

187b - Date/Time of Medication Admin. (continued)

medications and who were present in the home at the time staff person A administered medications to residents initialed the residents' MAR's indicating they administered the medications.

1. Immediate cease of medication administration by unqualified staff.

1.1 Action Plan: Ensure medication is only administered by qualified and trained personnel.

1.2 Steps:

- Identify all personnel currently administering medications.
- Restrict medication administration to only those who are qualified.
- Remove Staff Person A from medication administration duties immediately.

1.3 Responsible Party: Facility EOO (or designee)

1.4 Timeline: Staff person A was immediately(while DHS in community) notified that unless [REDACTED] retakes the medication administration course, [REDACTED] is no longer to assist staff when asked to help take medications to residents. Staff person A understood and will no longer assist with any medication. Documentation will be kept on the EOO's office regarding conversation with Staff person A.

2. Review and enforce medication administration policies.

2.1 Action Plan: Ensure full compliance with § 2600.187.b on medication administration. RWD and/or designee will complete by 9/25/2026.

2.2 Steps:

- Conduct a thorough review of current medication administration policies. RWD and/or designee will complete by 9/25/2026.
- Revise policies as necessary to align with regulatory requirements. RWD and/or designee will complete by 9/25/2026.
- Implement training refresh for all staff on medication policies. RWD and/or designee will complete by 9/25/2026.

2.3 Responsible Party: RWD (or designee)

2.4: Timeline: Meeting with all med techs and LPN's to review policy of medication review will be conducted by 9/11/2026 and documentation will be kept in the EOO's office to ensure compliance of 2600.187.b. RWD/EOO will review the medication administration policy to reeducate themselves by 9/8/2026 and documentation will be kept in the EOO's office to ensure compliance of 2600.187.b. RWD will reeducate wellness staff at all monthly wellness meetings for the next six months to ensure compliance with 2600.187.b. This will be completed monthly September 2026 to February 2027. Documentation of the monthly meetings will be kept in the EOO's office to ensure compliance of 2600.187.b. Documentation of all the above will be kept in the EOO's office to ensure compliance.

Licensee's Proposed Overall Completion Date: 09/25/2026

Implemented [REDACTED] - 09/25/2026)