

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

September 30, 2026

[REDACTED]
BRODHEAD SENIOR LIVING LLC
[REDACTED]
[REDACTED]

RE: APPLE BLOSSOM SENIOR LIVING
125 APPLE BLOSSOM WAY
MOON TOWNSHIP, PA, 15108
LICENSE/COC#: 45072

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/13/2026 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: APPLE BLOSSOM SENIOR LIVING

License #: 45072

License Expiration: 12/14/2026

Address: 125 APPLE BLOSSOM WAY, MOON TOWNSHIP, PA 15108

County: ALLEGHENY

Region: WESTERN

Administrator

Name:

Phone:

Email:

Legal Entity

Name: BRODHEAD SENIOR LIVING LLC

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I 1

Date: 08/27/2019

Issued By: Moon Township

Staffing Hours

Resident Support Staff:

Total Daily Staff: 146

Waking Staff: 110

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint, Incident

Exit Conference Date: 08/13/2026

Inspection Dates and Department Representative

08/13/2026 On Site

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 150

Residents Served: 110

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 108

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 36

Have Physical Disability: 0

Inspections / Reviews

08/13/2026 - Partial

Lead Inspector:

Follow Up Type: POC Submission

Follow Up Date: 09/09/2026

Inspections / Reviews (*continued*)

09/09/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2026

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 09/15/2026

09/14/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 09/30/2026

09/30/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

141b2 - Medical Evaluation Changes**2. Requirements**

2600.

141.b.2. A resident shall have a medical evaluation: If the medical condition of the resident changes prior to the annual medical evaluation.

Description of Violation

Resident [REDACTED] most recent status change medical evaluation, dated [REDACTED], does not indicate that resident [REDACTED] needs can be met safely in the personal care home. This section of resident [REDACTED] medical evaluation is blank.

Plan of Correction**Accept [REDACTED] 09/09/2026)**

Resident [REDACTED] DME was updated and completed in its entirety on 8/13/26. Changes were reviewed with the PCP.

On 8/13/2026, the Residence Director trained the Health Care Director on the requirements of 2600.141b2. Documentation shall be maintained.

By 9/11/2026, the Health Care Director or designee will audit current resident DME's to ensure all resident needs can be safely met is filled out by the physician. Any found to be non-compliant will be corrected at the time of audit after verifying change with the PCP. Documentation shall be maintained.

Starting on 9/12/26, the Residence Director or designee will complete a weekly audit of new DME's to verify that the resident's needs being met is filled out correctly. This audit will continue for 6 weeks. Documentation shall be maintained.

On 9/29/2026, the Residence Director or designee, will review the above findings for 2600.141b2 during the community's next routine Quality Management Performance Improvement Meeting

Licensee's Proposed Overall Completion Date: 09/30/2026

Implemented ([REDACTED] - 09/30/2026)