

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

May 1, 2025

[REDACTED]
CYPRESS COMMUNITIES LLC
[REDACTED]

RE: CYPRESS COMMUNITIES, LLC
32 S TURBOT AVENUE
MILTON, PA , 17847
LICENSE/COC#: 23280

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/10/2025 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: CYPRESS COMMUNITIES, LLC License #: 23280 License Expiration:
Address: 32 S TURBOT AVENUE, MILTON, PA 17847
County: NORTHUMBERLAND Region: NORTHEAST

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: CYPRESS COMMUNITIES LLC
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: C-2 LP Date: 05/02/1996 Issued By: L&I
Type: I-1 Date: 11/09/2011 Issued By: Borough Of Milton

Staffing Hours

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

Inspection Information

Type: Partial Notice: Announced BHA Docket #:
Reason: New Exit Conference Date: 04/10/2025

Inspection Dates and Department Representative

04/10/2025 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity:		Residents Served:	0
Secured Dementia Care Unit			
In Home: No	Area:	Capacity:	Residents Served:
Hospice			
Current Residents:	0		
Number of Residents Who:			
Receive Supplemental Security Income:	0	Are 60 Years of Age or Older:	0
Diagnosed with Mental Illness:	0	Diagnosed with Intellectual Disability:	0
Have Mobility Need:	0	Have Physical Disability:	0

Inspections / Reviews

04/10/2025 Partial		
Lead Inspector:	[Redacted]	Follow-Up Type: POC Submission Follow-Up Date: 04/26/2025
04/29/2025 - POC Submission		
Submitted By:	[Redacted]	Date Submitted: 04/24/2025
Reviewer:	[Redacted]	Follow-Up Type: POC Submission Follow-Up Date: 05/04/2025

Inspections / Reviews *(continued)*

05/01/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/30/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document Submission*

05/01/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

85a - Sanitary Conditions

1. Requirements

2600.
85.a. Sanitary conditions shall be maintained.

Description of Violation

At approximately 9:20 a.m. the first-floor men's communal bathroom was inspected, the toilets were stained and filled with rust colored water, and the counter area of the double sink were dirty and stained with construction debris.
At approximately 9:30 a.m. room 118's bathroom tub was dirty with construction debris and a rusty finishing nail that measured approximately a half of inch.
At approximately 9:45 a.m. room 105's bathroom tub was dirty with construction debris\.

Plan of Correction

Accept (redacted) - 05/01/2025)

At time of the inspection not all bathrooms were fully cleaned with the construction debris from putting in new flooring, ceiling tiles or whatever else was needed to open the facility for Personal Care Residents.
The above deficiencies have been corrected as of 4-22-25 with documentation attached with pictures. All bathrooms and bedrooms are being audited for windows, screens, and cleanliness prior to any Residents moving into the facility. It will be the responsibility of the Administrator to ensure that the rooms and bathrooms will be cleaned on a cleaning schedule that will be developed as the Residents move in. Administrator will be responsible to oversee Housekeeping with daily walk throughs to maintain compliance.

Licensee's Proposed Overall Completion Date: 04/29/2025

Implemented (redacted) - 05/01/2025)

92 - Windows

2. Requirements

2600.
92. Windows and Screens - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Description of Violation

At approximately 9:30 a.m. resident room (redacted) was inspected. The window screen had a two-inch tear in it in the lower left corner.
At approximately 9:35 a.m. resident room (redacted) was inspected. The right side of the window had two cracks in it. One crack measured 4 1/2 inches long and the second crack measured 3 1/2 inches long.
At approximately 9:40 a.m. resident room (redacted) was inspected. The window had a crack in it that measured 30 and 1/2 inches long.

Plan of Correction

Accept (redacted) - 05/01/2025)

At time of the inspection not all windows and screens were able to be fully fixed waiting on contractor.
The above deficiencies have been corrected on 4-15-25 with documentation attached with pictures and copy of invoice. All windows and screens are being audited for any problems and if found will be repaired prior to any Residents moving into the facility. It will be the responsibility of the Administrator to ensure that all windows and screen are in good repair. Administrator will contact maintenance or contractor to ensure compliance.

Licensee's Proposed Overall Completion Date: 04/30/2025

Implemented (redacted) - 05/01/2025)

95 - Furniture and Equipment

3. Requirements

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

At approximately 9:30 a.m. room [redacted] shower/tub did have a shower head attached to the three-inch shower water pipe.

Plan of Correction

Accept [redacted] - 05/01/2025)

At the time of inspection it was found that the shower head in room [redacted] was attached to the 4 inch shower water pipe.

The above deficiency has been corrected as of 4-22-25 with documentation attached with pictures. All bathrooms are being audited for shower heads and cleanliness prior to any Residents moving into the facility. Any issues that are found will be handled by maintenance or independent contractor. It will be the responsibility of the Administrator to ensure that the rooms and bathrooms will be cleaned on a cleaning schedule that will be developed as the Residents move in.

Licensee's Proposed Overall Completion Date: 04/30/2025

Implemented [redacted] - 05/01/2025)

105g - Lint Removal and Duct Cleaning

4. Requirements

2600.

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

At approximately 9:25 a.m. a layer of lint was found in the lint trap of the first floor laundry room dryer.

Plan of Correction

Accept [redacted] - 05/01/2025)

During inspection a layer of lint was found in the lint trap of the first floor laundry room dryer.

Staff at the time it was found on 4-10-25 removed the lint and checked all dryers.

Administrator will be responsible to ensure all staff hired are trained to empty lint traps after each load of clothes being dried.

Licensee's Proposed Overall Completion Date: 04/29/2025

Implemented [redacted] - 05/01/2025)

121a - Unobstructed Egress

5. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

At approximately 9:15 a.m. the exit door in the left sunroom off of the home's dining room was stuck and could not be opened without significant force.

121a Unobstructed Egress (continued)

Plan of Correction

Accept [redacted] - 05/01/2025)

At the time of inspection it was found that the exit door in the left sunroom off the homes dining room was stuck and could not be opened without significant force.

The door was sanded down and opens and closes easily.

The above deficiency has been corrected on 4 22 25 with documentation attached with pictures. the video would not load to Sans write so it was sent via email All exit doors were checked with no issues. Any issues that are found will be handled by maintenance or independent contractor. It will be the responsibility of the Administrator to ensure that all Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Licensee's Proposed Overall Completion Date: 04/30/2025

Implemented [redacted] - 05/01/2025)

133.1 - Exit Signs

6. Requirements

2600.

133.1. Exit Signs - The following requirements apply for a home serving nine or more residents: Signs bearing the word "EXIT" in plain legible letters shall be placed at all exits.

Description of Violation

An exit sign was not posted at the door located in the left sunroom located off of the home's dining room.

Plan of Correction

Accept [redacted] - 05/01/2025)

At the time of inspection an exit sign was not posted at the door located in the left sunroom located off of the home's dining room.

This was found sitting on top of the door.

The exit sign was placed back where it belonged on the wall on 4 22 25 See attached pictures.

Administrator /Maintenance will be responsible for walking the building to ensure compliance with this regulation.

Licensee's Proposed Overall Completion Date: 04/29/2025

Implemented [redacted] - 05/01/2025)