

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

September 19, 2025

[REDACTED]
HARMONY HAUS OPCO LLC
[REDACTED]

RE: HARMONY HAUS SENIOR LIVING
1399 MERCHANT STREET
AMBRIDGE, PA, 15003
LICENSE/COC#: 45639

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/26/2025 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: *HARMONY HAUS SENIOR LIVING* License #: *45639* License Expiration: *03/17/2026*
 Address: *1399 MERCHANT STREET, AMBRIDGE, PA 15003*
 County: *BEAVER* Region: *WESTERN*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *HARMONY HAUS OPCO LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *38* Waking Staff: *29*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #: [REDACTED]
 Reason: *Complaint* Exit Conference Date: *08/26/2025*

Inspection Dates and Department Representative

08/26/2025 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *43* Residents Served: *34*

Secured Dementia Care Unit
 In Home: *No* Area: [REDACTED] Capacity: [REDACTED] Residents Served: [REDACTED]

Hospice
 Current Residents: *3*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *33*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *4* Have Physical Disability: *1*

Inspections / Reviews

08/26/2025 Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/14/2025*

09/12/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: *09/19/2025*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *10/01/2025*

Inspections / Reviews *(continued)*

09/19/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/19/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [redacted], resident [redacted] was taken to the hospital via ambulance and admitted for wound care, however, the home failed to report this incident to the Department.

On [redacted], local EMS and fire department were onsite to assist with resident [redacted] however, the home failed to report this incident to the Department.

Plan of Correction

Accept [redacted] 09/12/2025)

8/21/25-Resident [redacted] called EMS [redacted] for transport to a Pgh. ER to have [redacted] non-healing wound looked at. Resident has had this post-surgery wound for 8 years goes into the hospital periodically to have to checked for infection. Because of the resident's size [redacted] family cannot transport [redacted] so [redacted] called EMS for non-emergency transport. 2600.16c was interpreted by Administrator that this incident did not meet the criteria for reporting. 8/18/25 Resident slipped part way off the shower bench but did not fall. Staff called EMS for lift assistance and EMS called the fire dept. for assistance since they could lift the resident either.

9-11 Administrator will report all non-emergency incidents as well as emergency incidents to the Dept. going forward.

9/11-Administrator conducted a training session with the med techs to review reportable incidents. Staff were also made aware of the change that all incidents including non-emergency incidents will now be reported to the Dept.. A copy of the training verification sheet will be attached.

Licensee's Proposed Overall Completion Date: 09/11/2025

Implemented [redacted] - 09/19/2025)

25b - Contract Signatures

2. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident home contract for resident [redacted] dated [redacted] indicates a monthly rent of [redacted]. The home issued the resident a notice, dated [redacted] indicating an increased rental charge to [redacted], effective [redacted]. However, there is no contract or addendum signed by the home or resident agreeing to the increased rental charge.

Plan of Correction

Accept [redacted] - 09/12/2025)

9/10- Administrator referenced the Resident Contract. Paragraph 1.a states that a resident will receive at least a 30 day notice if there is intent to change the contract. Each resident and/or responsible party signs the contract upon admission acknowledging the contents of the contract, 2600.25c states the same criteria for a written 30 day advanced notice of the homes intent to change the contract.

25b Contract Signatures (continued)

6/23/25 any resident and/or responsible party that was scheduled to receive a rent increase effective 8/1 received a written notification which gave them 39 days advanced notice of intent to increase the monthly rent. This notice was per the resident contract that each resident signed upon admission and 2600.25c

9/10 Administrator will continue to follow the 2600 regulations as well as complying with the content of the resident contract signed by each resident upon admission

Licensee's Proposed Overall Completion Date: 09/11/2025

Implemented [redacted] - 09/19/2025)

88a - Surfaces

3. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

There were two floor boards that were loose, one was partially raised at one end by approximately 1/4 inch, and the other was duck taped down and partially raised at the end, creating a potential tripping hazard.

Plan of Correction

Accept [redacted] 09/12/2025)

8/27 Administrator reinforced the 2 areas that were identified to ensure the adhesive was secure. The partially raised end is actually the metal threshold that acts as a transition strip from a carpeted area onto the laminate area,

8/28 & 9/9 2 Different contractors came in to give quotes on replacing the floor in the dining room. One additional bid has not come in yet.

9/11 Projected total replacement for the dining room floor is 11/14. This includes material order and delivery time and the contractor getting us on [redacted] schedule for tear out and installation of new floor.

Licensee's Proposed Overall Completion Date: 11/14/2025

Implemented [redacted] 09/19/2025)

95 - Furniture and Equipment

4. Requirements

2600.

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

Description of Violation

The front door's handle and latch was broken and inoperable, with duck tape holding the mechanism onto the door frame.

Plan of Correction

Accept [redacted] - 09/12/2025)

8/18 On 8/18 a resident tried opening the front doors without turning the door handle. This resident continued to pull the doors until the door latch separated from the mounting mechanism causing the door to become inoperable.

8/20 2 Contractors came out to see if the doors could be repaired by installing new door handles. It was determined that the force from trying to open the doors damaged the inner core where the door handle would be installed.

95 - Furniture and Equipment (continued)

Both contractors agreed that total door replacements would be necessary. The doors are special order and take approx 30 days to manufacture and then ship.

9/11- Estimated completion date would be 12/14/2025.

Licensee's Proposed Overall Completion Date: 12/14/2025

Implemented (████) - 09/19/2025)

227d - Support Plan Medical/Dental

5. Requirements

2600.

227.d. Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services. This requirement does not require a home to pay for the cost of these medical and behavioral care services.

Description of Violation

According to staff interview, resident █████ receives home health services to provide wound care treatment to the resident. However, the resident's initial assessment and support plan, dated █████, does not address this service.

Plan of Correction

Accept (████) - 09/12/2025)

9/5-Administrator added Home Health Services to Resident █████'s support plan.

9/8- Administer audited all resident support plans to ensure all ancillary services where documented if applicable. No other resident support plans needed to be updated.

9/11- Administrator will be responsible for conducting monthly audits of all support plans and ensuring that ancillary services are documented appropriately,

Licensee's Proposed Overall Completion Date: 09/11/2025

Implemented (████) - 09/19/2025)