



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to SENECA MANOR, LLC

LEGAL ENTITY

To operate SENECA MANOR

NAME OF FACILITY OR AGENCY

Located at 5340 SALTSBURG ROAD, VERONA, PA 15147

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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ADDRESS OF SATELLITE SITE/SERVICE LOCATION

To provide Assisted Living

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 100
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 2800: Assisted Living Residences

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from April 1, 2024 until April 1, 2025 ,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **455490**


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

Emailing Date: March 29, 2024

[REDACTED]
Seneca Manor, LLC
[REDACTED]

RE: Seneca Manor
5340 Saltsburg Road
Verona, Pennsylvania 15147
License #: 45549

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 21, 2024 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences) 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,



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 - PUBLIC

Facility Information

Name: *Seneca Manor* License #: *455490* License Expiration: *09/30/2024*
Address: *5340 Saltsburg Road, Verona, PA 15147*
County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *Seneca Manor LLC*

Address: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *04/14/2010* Issued By: *Municipality of Penn Hills*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *74* Waking Staff: *56*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *03/21/2024*

Inspection Dates and Department Representative

03/21/2024 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *62*

Special Care Unit

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

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *62*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *12* Have Physical Disability: *0*

Inspections / Reviews

03/21/2024 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *04/06/2024*

Inspections / Reviews (*continued*)

03/28/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: 03/28/2024
Reviewer: [REDACTED] Follow-Up Type: *Bypass Document Submission*

03/28/2024 - Bypass Document Submission

Submitted By: [REDACTED] Date Submitted: 03/28/2024
Reviewer: [REDACTED] Follow-Up Type: *Exception*

17 Record confidentiality

1. Requirements

2800.

17. Confidentiality of Records - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

Description of Violation

On 3/21/24, at 11:18 a.m., resident diabetic log sheets were unlocked, unattended, and accessible in the charting room on the second floor.

Plan of Correction

Accept () - 03/28/2024)

The binders on the shelf were moved by the RSC to a locked drawer on 3/20/24 as this area serves as office. Going forward, all binders will be kept in the RSC office in a locked drawer that only the RSC has access to. The Administrator will check the RSC office 2x/week for the next 6 weeks to ensure confidentiality.

Licensee's Proposed Overall Completion Date: 05/08/2024

Implemented () - 03/28/2024)

18 Other laws, regs, ordins.

2. Requirements

2800.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The Care Facility Carbon Monoxide Alarms Standards Act, enacted 6/23/16, requires carbon monoxide alarms to be installed in close proximity of, but not less than 15 feet from, any fossil-fuel burning device or appliance. The home has a gas dryer located in the resident laundry rooms located on the first and third floors.

At approximately 10:05 a.m. the Kidde carbon monoxide detector in the first-floor resident laundry room was within 8 feet of the gas dryer.

At approximately 11:05 a.m. the Kidde carbon monoxide detector in the third-floor resident laundry room was within 8 feet of the gas dryer.

Plan of Correction

Accept () - 03/28/2024)

A new CO monitor was hard wired in to the Seneca Manor System on 3/28/24 by JV Electronics (). It measures the 15 required feet from the dryer source. The CO monitors will be checked monthly during the regular maintenance system checks. This process will be ongoing.

Licensee's Proposed Overall Completion Date: 12/31/2024

Implemented () - 03/28/2024)

91 Telephone Numbers

3. Requirements

2800.

91 Telephone Numbers (*continued*)

91. Emergency Telephone Numbers - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and assisted living residence complaint hotline shall be posted on or by each telephone with an outside line.

Description of Violation

There are no emergency telephone numbers to include the nearest hospital and fire Department on or nearby the telephones in the first, second and third floor chart rooms.

Plan of Correction**Accepted** [REDACTED] **03/28/2024)**

The emergency numbers were placed by the phones, in the aforementioned areas, by the Administrator on 3/20/24. Going forward the housekeepers will check that the emergency numbers are posted in each chart room during their weekly cleanings. If they are missing, they are to inform the Administrator and they will be replaced immediately. This process will be ongoing.

Licensee's Proposed Overall Completion Date: 12/31/2024

Implemented [REDACTED] **- 03/28/2024)**