



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to MOS GRACE MGT LLC

LEGAL ENTITY

To operate GRACE MANOR AT NORTH PARK

NAME OF FACILITY OR AGENCY

Located at 9565 BABCOCK BOULEVARD, ALLISON PARK, PA 15101

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 67  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 25

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from July 16, 2021 until February 3, 2022,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **450850**

*Janette Biderup*  
ISSUING OFFICER

*Jamie J. Buchenauer*  
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.



Emailing Date: July 16, 2021

[REDACTED]  
Executive Director  
Grace Manor at North Park  
9565 Babcock Boulevard  
Allison Park, Pennsylvania 15101

RE: Grace Manor at North Park  
Certificate #: 450850

Dear [REDACTED]:

As the result of your home's recent request to adjust the use of the physical space, the Department has granted an approval for a revised license issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The approved capacity revision request is an increase in overall capacity from 60 to 67, and an increase in capacity for the Secured Dementia Care Unit from 18 to 25. The expiration date of the license remains unchanged.

Any future requests for changes in capacity should be forwarded to the Department for review and consideration in accordance with the applicable regulations. The revised license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie F. Buchenauer". The signature is written in a cursive style with a large, prominent "J" and "B".

Jamie Buchenauer  
Deputy Secretary  
Office of Long-term Living

Enclosure

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

**Facility Information**

Name: GRACE MANOR AT NORTH PARK License #: 45085 License Expiration Date: 02/03/2022  
Address: 9565 BABCOCK BOULEVARD, ALLISON PARK, PA 15101  
County: ALLEGHENY Region: WESTERN

**Administrator**

Name: [REDACTED] Phone: 4123674722 Email: [REDACTED]

**Legal Entity**

Name: MOS GRACE MGT LLC  
Address: 118 PARKER ROAD, CHESTER, NJ, 7930  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: I-2 Date: 11/18/2010 Issued By: Town of McCandless

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 56 Waking Staff: 42

**Inspection**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Interim Exit Conference Date: 07/06/2021

**Inspection Dates and Department Representative**

07/06/2021 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 67 Residents Served: 32

**Secured Dementia Care Unit**

In Home: Yes Area: 3rd Floor Capacity: 25 Residents Served: 12

**Hospice**

Current Residents: NA

**Number of Residents Who:**

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 32  
Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 24 Have Physical Disability: 0

**Inspections / Reviews**

**07/06/2021 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 07/18/2021

Inspections / Reviews (*continued*)

## 7/13/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*Follow-Up Date: *07/16/2021*

## 7/13/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

42s - Privacy

1. Requirements

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

The door locks were disabled on numerous shared bathroom doors located in semi-private rooms in the Secured Dementia Care Unit, including the bathroom doors in bedrooms #302, #307, and #316.

Plan of Correction

Accept

All door will be enabled to lock on the shared bathrooms on 7/13/2021. We have a crew scheduled to come in and re-engage all the locks. All staff has been educated on the regulation 2600.42(s) (see attached). We have added to the admission packet the regulation and all families will sign it upon admission. All current families will have the form sent to them in the billing cycle on 7/20/2021 for signature,

Completion Date: 07/12/2021

Document Submission

Implemented

Please see attached documents