

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

October 8, 2024

[REDACTED]
THE VILLAGES OF HARMAR, LLC
[REDACTED]
[REDACTED]

RE: THE VILLAGES OF HARMAR
715 FREEPORT ROAD
CHESWICK, PA, 15024
LICENSE/COC#: 45456

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/19/2024, 09/04/2024 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: *THE VILLAGES OF HARMAR* License #: *45456* License Expiration: *02/02/2025*
 Address: *715 FREEPORT ROAD, CHESWICK, PA 15024*
 County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *THE VILLAGES OF HARMAR, LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *10/24/2006* Issued By: *Dept. of Labor and Industry*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *87* Waking Staff: *65*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
 Reason: *Complaint, Incident, Fine* Exit Conference Date: *09/04/2024*

Inspection Dates and Department Representative

08/19/2024 - On-Site: [REDACTED]
 09/04/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *133* Residents Served: *64*

Special Care Unit
 In Home: *Yes* Area: *1st Floor SCU* Capacity: *23* Residents Served: *21*

Hospice
 Current Residents: *6*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *64*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *23* Have Physical Disability: *0*

Inspections / Reviews

08/19/2024 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/27/2024*

10/04/2024 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *10/08/2024*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *10/11/2024*

Inspections / Reviews *(continued)*

10/08/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/08/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

101n Walls, floors & ceilings

1. Requirements

2800.

101.n. The living unit must have walls, floors and ceilings, which are finished, clean and in good repair.

Description of Violation

There is a large circular area of water damage on the ceiling above the television in bedroom [REDACTED]. Staff explained that when the crew came into repair the sprinkler system, they cut the pipe and the residual water came through the ceiling at that point. The area measures approximately 23" by 31".

There is an approximately 4' 5" by 6'7" area where the ceiling has fallen down in the far corner of the ceiling in unoccupied bedroom [REDACTED]

Plan of Correction

Accept [REDACTED] - 10/04/2024)

Privacy Coding Correction: The residents in Apt. [REDACTED] are [REDACTED] & [REDACTED] (Not [REDACTED]).

While replacing the sprinkler heads, the Fire Safety company had to cut the pipes, causing a considerable volume of water to rush to the lowest part of structure's ceilings (Apt [REDACTED]). The ceiling had to be cut to allow for drainage and proper drying before the repair could be made. Also, the minor damage to the ceiling in [REDACTED] needed to dry thoroughly before the repair could be made. This damage was caused by old flashing on the roof around an exhaust pipe. The repairs began on 08/21 and were completed on 08/25, both areas of damage required adequate time for the area to dry before the repairs could be completed. Photo proof was provided to licensing rep on 9/4/24 to confirm repairs to both areas were made.

Plan of correction: If water damage occurs in the home, the Executive Director will notify the Maintenance Department the same day as the damage was found so that water and moisture can be removed, root cause can be investigated, and repairs begun as soon as possible. Executive Director will check on the progress daily through visual inspection and email updates as documentation. Repairs will be fully completed (if necessary to include new drywall, mudding, patch and paint) within 10 days of area being viable for repairs. The Executive Director will sign off that the project has been completed through email with Maintenance Supervisor and will include photographic evidence of completion. Executive director will continue weekly rounds as a monitoring step to identify areas of repair in real time.

Licensee's Proposed Overall Completion Date: 09/18/2024

Implemented [REDACTED] - 10/08/2024)