

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

April 8, 2025

[REDACTED],
MAYBROOK-C EVERGREEN OPCO LLC
[REDACTED]

RE: THE GROVE AT HARMONY
191 EVERGREEN MILL ROAD
HARMONY, PA, 16037
LICENSE/COC#: 44757

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/02/2025 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: *THE GROVE AT HARMONY* License #: *44757* License Expiration: *02/15/2025*
 Address: *191 EVERGREEN MILL ROAD, HARMONY, PA 16037*
 County: *BUTLER* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *MAYBROOK-C EVERGREEN OPCO LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *11/16/1988* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *11* Waking Staff: *8*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #: [REDACTED]
 Reason: *Renewal* Exit Conference Date: *01/03/2025*

Inspection Dates and Department Representative

01/02/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *44* Residents Served: *11*

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

Hospice
 Current Residents: *0*

Number of Residents Who:
 Receive Supplemental Security Income: *7* Are 60 Years of Age or Older: *11*
 Diagnosed with Mental Illness: *3* Diagnosed with Intellectual Disability: *2*
 Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

01/02/2025 - Full
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *01/18/2025*

01/21/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *04/01/2025*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *04/02/2025*

Inspections / Reviews *(continued)*

04/08/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/01/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

18 - Compliance With Laws

1. Requirements

2600.

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 6/23/2016, requires carbon monoxide alarms to be installed in close proximity of, but not less than 15 feet from, any fossil fuel device or appliance. No carbon monoxide detectors were present in the home in accordance with The Care Facility Carbon Monoxide Alarms Standards Act, enacted 6/23/2016. The home has a gas fired boiler.

The home's boiler inspection certificate expired on 2/28/23.

Plan of Correction

Accept (█ - 01/21/2025)

PCHA immediately went and checked for the carbon monoxide alarms on 1/2/2025. PCHA immediately had maintenance put in a new carbon monoxide alarm near the boiler room on 1/2/2025. PCHA will re-educate maintenance on the federal, state, and local laws, ordinances and regulations by 1/31/2025. PCHA will audit the carbon monoxide alarm is intact and working weekly for the next 4 weeks starting 1/6/2025 until 2/3/2025. PCHA will keep all audits on file.

PCHA immediately checked the inspection certificate for the boiler on 1/2/2025. PCHA immediately had maintenance call on 1/2/2025 to schedule an inspection for the boiler by 3/31/2025. PCHA will re-educate maintenance on boiler inspection by 1/31/2025. PCHA will audit boiler inspection monthly for 12 months starting 2/3/2025 until 2/3/2026. PCHA will keep all documentation and audits on file.

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented (█ - 04/07/2025)

20b3 - Written Receipts

2. Requirements

2600.

- 20.b. If the home provides assistance with financial management or holds resident funds, the following requirements apply:

3. The home shall obtain a written receipt from the resident for cash disbursements at the time of disbursement.

Description of Violation

The home provides financial assistance to resident #1. The resident had a cash transaction for \$40.00 on 11/19/24. However, the financial record was not signed by the staff person who disbursed the cash to the resident.

The home provides financial assistance to resident #2. The resident had a cash transaction for \$80.00 on 11/19/24. However, the financial record was not signed by the staff person who disbursed the cash to the resident.

Plan of Correction

Accept (█ - 01/21/2025)

PCHA immediately went to business office and checked the financial record for resident #1 and resident #2 on 1/2/2025. PCHA will retrain business office on having staff person who is disbursing funds to sign off on the financial record along with resident #1 and resident #2 by 1/31/2025. PCHA will audit all financial assistance for resident #1 and resident #2 weekly for the next 4 weeks starting 1/6/2025 until 2/3/2025. PCHA will implement a new transaction financial record for business office to use which will include signatures for both resident and staff

20b3 - Written Receipts (continued)

person disbursing the funds by 1/6/2025. PCHA will keep all documentation and audits on file.

Licensee's Proposed Overall Completion Date: 02/03/2025

Implemented (█) - 04/07/2025

105g - Lint Removal and Duct Cleaning**3. 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

There was an accumulation of lint in the left and center dryer's lint traps, measuring approximately 1/8 inch and several clumps of lint on the floor of the trap. There was also an accumulation of lint behind the dryers and on the exhaust ducts, measuring approximately 1/4 to 1/2 inches and several clumps on the floor.

Repeat Violation: 12/6/23

Plan of Correction

Accept (█) - 01/21/2025

PCHA immediately went to laundry and had laundry and maintenance remove all lint from lint traps, drums and exhaust ducts on 1/2/2025. PCHA will retrain all laundry staff on proper way of removing lint from all traps and drums by 1/31/2025. PCHA will have head of laundry audit all lint traps and drums are free of lint daily for the next 4 weeks starting on 1/6/2025 until 2/3/2025. PCHA will have head of laundry re-educate all laundry and maintenance staff on manufacturer's instructions on lint being removed from the vent duct and internal and external ductwork of clothes dryers by 1/31/2025. PCHA will have head of laundry audit all lint removal weekly from exhaust ducts for the next 4 weeks starting on 1/6/2025 until 2/3/2025. PCHA will keep all documented audits on file.

Licensee's Proposed Overall Completion Date: 02/03/2025

Implemented (█) - 04/07/2025

131f - Fire Extinguisher Inspection**4. Requirements**

2600.

131.f. Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

Description of Violation

There were multiple fire extinguishers with expired inspection tags, dated October 2022, in the home. These were located in the kitchen, boiler room, second floor hallway and first floor hallway.

Repeat Violation: 12/6/23

Plan of Correction

Accept (█) - 01/21/2025

PCHA immediately went and checked all inspection tags on all fire extinguishers in the kitchen, boiler room, second floor hallway and first floor hallway on 1/2/2025. PCHA will have a fire safety expert in to inspect all fire extinguishers by 3/31/2025. PCHA will educate maintenance department on inspections of all fire extinguishers by 1/31/2025. PCHA will have maintenance audit all fire extinguishers monthly for 6 months for up-to-date inspections starting 4/1/2025 until 10/1/2025. PCHA will keep all audits and documentation on file.

131f - Fire Extinguisher Inspection (*continued*)

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented (█) - 04/07/2025

132b - Safety Inspection/Fire Drill

5. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The last fire safety inspection by a fire safety expert was conducted on 10/14/22.

Plan of Correction

Accept (█) - 01/21/2025

PCHA immediately reviewed all documentation on the fire safety inspection and supervised fire drill conducted by a fire safety expert on 1/2/2025. PCHA will have a fire safety expert in to conduct a fire safety inspection and supervised fire drill by 3/31/2025. PCHA will re-educate maintenance department on the annual fire safety inspection and supervised fire drill by 1/31/2025. PCHA will generate an appropriate checklist with all fire safety requirements, to ensure compliance by 1/31/2025. PCHA will audit the checklist monthly for 4 months, starting 2/3/2025 until 6/2/2025. PCHA will keep all audits and documentation of the fire safety inspection and supervised fire drill on file.

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented (█) - 04/07/2025

132c - Fire Drill Records

6. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The home's fire drill record does not record the evacuation time in minutes and seconds on multiple drills to include:

**1/12/24 – 2:41 p.m. – 1 minute*

**2/21/24 – 10:30 p.m. – 1 minute*

**9/25/24 – 2:15 p.m. – 1 minute*

**10/10/24 – 5:35 p.m. – 2 minute*

Plan of Correction

Accept (█) - 01/21/2025

PCHA immediately reviewed all fire drill records on 1/2/2025. PCHA will re-educate maintenance staff on proper way to fill out fire drill logs to include the evacuation time in minutes and seconds by 1/31/2025. PCHA will review and audit the fire drill logs for 2 months to ensure they are being filled out correctly with evacuation time in minutes and seconds starting 2/3/2025 until 4/7/2025. PCHA will keep all documentation and audits on file.

Licensee's Proposed Overall Completion Date: 04/07/2025

Implemented (█) - 04/07/2025