

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

April 8, 2025

[REDACTED]
MELODY MANOR PCH LLC
[REDACTED]

RE: MELODY MANOR
413 NORTH MCKEAN STREET
KITTANNING, PA, 16201
LICENSE/COC#: 44676

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/21/2025 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: MELODY MANOR License #: 44676 License Expiration: 07/21/2025
 Address: 413 NORTH MCKEAN STREET, KITTANNING, PA 16201
 County: ARMSTRONG Region: WESTERN

Administrator

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

Legal Entity

Name: MELODY MANOR PCH LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 09/28/1987 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 35 Waking Staff: 26

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 02/21/2025

Inspection Dates and Department Representative

02/21/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 43 Residents Served: 33
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 2
 Number of Residents Who:
 Receive Supplemental Security Income: 15 Are 60 Years of Age or Older: 30
 Diagnosed with Mental Illness: 11 Diagnosed with Intellectual Disability: 5
 Have Mobility Need: 2 Have Physical Disability: 2

Inspections / Reviews

02/21/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/22/2025

03/31/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 04/04/2025
 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: 04/04/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42I Personal Clothing

1. Requirements

2600.

42.I. A resident has the right to furnish room and purchase, receive, use and retain personal clothing and possessions.

Description of Violation

Resident had a personal rollator with a seat for mobility. The home does not allow the resident to use this mobility device in the home and has replaced it with an aluminum walker that the resident does not want to use.

Plan of Correction

Accept - 03/31/2025)

Resident no longer resides in Facility. Administrator told resident that could notify family to bring in rollator for to use on Feb 24,2025. All other Residents will be reviewed by Administrator to be sure they have the personal items they need. Documentation kept at Facility. Staff training Education will be given to all staff on March 31,2025 on Regulation 2600. 42.I. A resident has the right to furnish room and purchase, receive, use and retain personal clothing and possessions, by the Administrative Staff.

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

Implemented - 04/08/2025)

95 Furniture and Equipment

2. Requirements

2600.

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

Description of Violation

The electric recliner in the home's living room is broken. The footrest does not recline up fully which causes the recliner to lean to one side.

Plan of Correction

Accept - 03/31/2025)

Maintenance removed the broken chair on Feb 24,2025 and placed in dumpster. Training will be provided to all staff on March 31,2025 in regards to Regulation 2600. 95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards by Administrative Staff. Daily walk thrus with documentation will be conducted to ensure all furniture and equipment are in good repair by Administrative Staff, also created a work log for maintenance if any staff finds any repairs that need fixed.

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

Implemented - 04/08/2025)

98b Furnished Lounge and Accomodations

3. Requirements

2600.

98.b. The home shall have at least one furnished living room or lounge area for residents, their families and visitors. The combined living room or lounge areas shall accommodate all residents at one time. These rooms or areas shall contain tables, chairs and lighting to accommodate the residents, their families and visitors.

Description of Violation

There are 33 residents in the home; however, the living room, and adjacent foyer area of the home, only has seating available for up to approximately 14 people.

98b Furnished Lounge and Accomodations (continued)

Plan of Correction

Accept [REDACTED] - 03/31/2025)

Administrative staff immediately removed Signage that stated "Dining Room Closed" on Feb 21,2025. The sign was put up for 1/2 hour during set up for meals. Training on Regulation 2600.98.b. The home shall have at least one furnished living room or lounge area for residents, their families and visitors. The combined living room or lounge areas shall accommodate all residents at one time. These rooms or areas shall contain tables, chairs and lighting to accommodate the residents, their families and visitors by administrative Staff on March 31,2025. This gives the entire dining area, two sitting rooms, entry seats , which is a total of 52 seats.

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

Implemented [REDACTED] - 04/08/2025)