

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

November 21, 2025

[REDACTED]  
THE VILLAGES OF HARMON HOUSE, LLC  
[REDACTED]

RE: THE VILLAGES OF HARMON HOUSE  
601 SOUTH CHURCH STREET  
MT. PLEASANT, PA, 15666  
LICENSE/COC#: 45454

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/16/2025 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 VILLAGES OF HARMON HOUSE License #: 45454 License Expiration: 12/10/2025  
 Address: 601 SOUTH CHURCH STREET, MT. PLEASANT, PA 15666  
 County: WESTMORELAND Region: WESTERN

**Administrator**

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

**Legal Entity**

Name: THE VILLAGES OF HARMON HOUSE, LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 06/06/1988 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 59 Waking Staff: 44

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint Exit Conference Date: 09/24/2025

**Inspection Dates and Department Representative**

09/16/2025 - On-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 67 Residents Served: 53  
 Special Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 6  
 Number of Residents Who:  
 Receive Supplemental Security Income: 4 Are 60 Years of Age or Older: 49  
 Diagnosed with Mental Illness: 7 Diagnosed with Intellectual Disability: 4  
 Have Mobility Need: 6 Have Physical Disability: 0

**Inspections / Reviews**

09/16/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/28/2025

11/03/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 11/21/2025  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/06/2025

Inspections / Reviews *(continued)*

11/07/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/21/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 11/21/2025

11/21/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/21/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

5a1 DHS access

1. Requirements

2800.

5.a. The administrator, administrator designee or staff person designated under § 2800.56(c) (relating to administrator staffing) shall provide, upon request, immediate access to the residence, the residents and records to:

- 1. Agents of the Department.

Description of Violation

On [REDACTED], at 9:23 AM, an agent of the Department requested access to resident [REDACTED] and resident [REDACTED] resident records. Staff person A did not provide the records until 11:04 AM because they were locked in the administrator's office.

Plan of Correction

Accept [REDACTED] 11/07/2025)

On 9/16/2025, the Executive Director was on vacation, and the Resident Care Coordinator was at an appointment. The record request was made via telephone call to the RCC who was on [REDACTED] way to the facility from [REDACTED] appointment upon notification the department was in the facility. Upon arrival to the facility RCC immediately unlocked the office and provided records. Moving forward the facility will notify the department of any extended absences from the Executive Director to avoid situations such as this citation, in the event visits are unable to be rescheduled, the facility's maintenance department has a spare key to the Executive Director's office. This spare key was in the maintenance office at the time of inspection, the maintenance director created the key for this exact reason, but the facility failed to act accordingly upon inspection. Acting Executive Director confirmed the maintenance department still has a spare key to the office on 11/4/2025.

Licensee's Proposed Overall Completion Date: 11/06/2025

Implemented [REDACTED] - 11/21/2025)

225a2 Assessment – significant change

2. Requirements

2800.

225.a.2. The administrator or administrator designee, or an LPN, under the supervision of an RN, or an RN shall complete additional written assessments for each resident. A residence may use its own assessment form if it includes the same information as the Department's assessment form. Additional written assessments shall be completed as follows: If the condition of the resident significantly changes prior to the annual assessment.

Description of Violation

Resident [REDACTED] initial assessment, dated [REDACTED], indicates [REDACTED] has no problem with irritability, agitation, or aggression; however, [REDACTED] assessment was not updated after the following two incidents.

The first incident happened soon after resident [REDACTED] moved into the facility on [REDACTED]. Resident [REDACTED] and resident [REDACTED] shared a room. Resident [REDACTED] told resident [REDACTED] not to talk to [REDACTED] or [REDACTED] would beat [REDACTED] and would not get anyone to help [REDACTED]

A second incident occurred on [REDACTED] at 2:45 PM. when Resident # [REDACTED] struck resident [REDACTED] in the head while they were returning from appointments at an outside agency.

225a2 Assessment – significant change (continued)

**Plan of Correction**

**Accept (█ 11/07/2025)**

*Resident █ and resident █ will have their ASPs reviewed and updated by 11/7/2025. Education will be provided, by the Executive director/designee, to any staff responsible for creating/updating the ASP, education will be completed by 11/7/2025. Moving forward a random sample of 5 resident ASPs will be reviewed weekly x 4 weeks, then monthly x 3 months. These audits will be conducted by the Executive director / designee and begin the week of 11/10/2025.*

**Licensee's Proposed Overall Completion Date: 11/07/2025**

**Implemented █ - 11/21/2025)**