

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

November 19, 2025

[REDACTED]
SENECA MANOR, LLC
[REDACTED]

RE: SENECA MANOR
5340 SALTSBURG ROAD
VERONA, PA, 15147
LICENSE/COC#: 45549

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/28/2025 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: *SENECA MANOR* License #: *45549* License Expiration: *04/01/2026*
 Address: *5340 SALTSBURG ROAD, VERONA, PA 15147*
 County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *SENECA MANOR, LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *04/14/2010* Issued By: *Municipality of Penn Hills*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *109* Waking Staff: *82*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *10/28/2025*

Inspection Dates and Department Representative

10/28/2025 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *100* Residents Served: *79*

Special Care Unit
 In Home: *No* Area: Capacity: Residents Served:

Hospice
 Current Residents: *6*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *79*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *30* Have Physical Disability: *2*

Inspections / Reviews

10/28/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *11/09/2025*

11/06/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *11/18/2025*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *11/12/2025*

Inspections / Reviews *(continued)*

11/13/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/18/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 11/18/2025

11/19/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/18/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

121a Unobstructed egress

1. Requirements

2800.

121.a. Stairways, hallways, doorways, passageways and egress routes from living units and from the building must be unlocked and unobstructed.

Description of Violation

At approximately 9:09 a.m. the emergency exit at the far end of the "First-Floor East Hallway" had a printed sign affixed to the door that indicated "Not an Exit" in addition to a mechanical lift that obstructed egress through the posted and illuminated emergency exit route.

Plan of Correction**Directed** [REDACTED] - 11/13/2025)

Upon discovery of the obstruction, on 10/20/25, the sign and hoier lift were removed. All staff were informed of regulation 2600.121.a. All other exits were checked by the administrator and found to be clear of any obstructions.

The administrator will check for obstructions 1x/week for 4 weeks. Upon finding no obstructions for 4 consecutive weeks the Maintenance Dept. will check all exits 1x/month during their rounds going forward.

11/12/25

Upon discovery of the obstruction on 10/20/25, in the first-floor east hallway, the hoier lift and sign were removed immediately. The Administrator checked all other exits on this same date and found them all to be clear of any obstructions. Staff was informed of regulation 2800.121.a. on 10/29 and 10/30. All documentation of education will be kept in accordance with Regulation 2600.65(i). Staff was also informed of checks and if any obstruction is seen they are to move it immediately or contact Maintenance immediately if they cannot move it.

The Administrator will check for exit obstructions 1x/week for 4 weeks. Upon finding no obstructions for 4 consecutive weeks the Maintenance Dept. will check all exits 1x/month during their rounds going forward.

Proposed Overall Completion Date: 11/12/2025

DIRECTED

*Within five days of receipt of the plan of correction: The administrator shall educate all staff persons regarding Regulation 2800.121(a). Documentation of education shall be kept in accordance with Regulation 2600.65(i). JK
11/13/25*

Directed Completion Date: 11/18/2025

Implemented [REDACTED] - 11/19/2025)