

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

December 24, 2025

[REDACTED]
GENESIS 120 PLYMOUTH OPCO LLC
[REDACTED]
[REDACTED]

RE: VIVA SENIOR LIVING AT PLYMOUTH
120 MARTZ MANOR
PLYMOUTH, PA, 18651
LICENSE/COC#: 233660

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 12/17/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: VIVA SENIOR LIVING AT PLYMOUTH **License #:** 233660 **License Expiration:**
Address: 120 MARTZ MANOR, PLYMOUTH, PA 18651
County: LUZERNE **Region:** NORTHEAST

Administrator

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

Legal Entity

Name: GENESIS 120 PLYMOUTH OPCO LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 07/21/2011 **Issued By:** plymouth borough

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 37 **Waking Staff:** 28

Inspection Information

Type: Partial **Notice:** Announced **BHA Docket #:**
Reason: Change Legal Entity **Exit Conference Date:** 12/17/2025

Inspection Dates and Department Representative

12/17/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: **Residents Served:** 37

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 8 **Are 60 Years of Age or Older:** 35
Diagnosed with Mental Illness: 9 **Diagnosed with Intellectual Disability:** 2
Have Mobility Need: 0 **Have Physical Disability:** 0

Inspections / Reviews

12/17/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND