

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

March 27, 2026

[REDACTED]
HARMONY HAUS OPCO LLC
[REDACTED]

RE: HARMONY HAUS SENIOR LIVING
1399 MERCHANT STREET
AMBRIDGE, PA, 15003
LICENSE/COC#: 45639

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/17/2026 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: *HARMONY HAUS SENIOR LIVING* License #: *45639* License Expiration: *03/17/2026*
 Address: *1399 MERCHANT STREET, AMBRIDGE, PA 15003*
 County: *BEAVER* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *HARMONY HAUS OPCO LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *02/20/1991* Issued By: *L&I*
 Type: *I-2* Date: *02/25/1999* Issued By: *Borough of Ambridge*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *36* Waking Staff: *27*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *02/17/2026*

Inspection Dates and Department Representative

02/17/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *43* Residents Served: *28*

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

Hospice
 Current Residents: *4*

Number of Residents Who:
 Receive Supplemental Security Income: *3* Are 60 Years of Age or Older: *26*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *1*
 Have Mobility Need: *8* Have Physical Disability: *0*

Inspections / Reviews

02/17/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/14/2026*

03/18/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *03/20/2026*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *03/20/2026*

Inspections / Reviews *(continued)*

03/27/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/20/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

221a - Program Activities

1. Requirements

2600.

221.a. The administrator shall develop a program of activities designed to promote each resident’s active involvement with other residents, the resident’s family and the community.

Description of Violation

The home does not have an activities program designed to promote each resident’s active involvement with other residents, the resident’s family and the community. According to staff and resident interviews, the home provided a limited program of activities, such as the occasional entertainer. However, the undated, framed calendar of weekly activities indicated the home provided the following activities: Sunday: Steeler Game Day; Monday: TV Game Shows; Tuesday: Craft Activities; Wednesday: World Travels; Thursday: Entertainer; Friday: Bingo; Saturday: One on One. In addition, the program does not provide social, physical, intellectual and recreational activities in a planned, coordinated and structured manner.

Plan of Correction

Accepted [redacted] - 03/18/2026)

- PCHA immediately reviewed the current activity programming on 2/19/2026.
- PCHA created a monthly activities calendar to ensure residents are provided with appropriate activities on a regular basis on 2/19/2026
- PCHA Posted the calendar in the elevator and in the dining area on 2/19/2026.
- PCHA oriented an activity aide on 3/3/2026 to ensure that activities are being encouraged and implemented amongst the residents.
- PCHA or designated person will updated the monthly activities calendar and conduct a weekly audit ensure all residents have received an updated activities calendar for 30 days.
- Staff education will be held on 3/16/2026 by PCHA on 2600.221 regulation

Licensee's Proposed Overall Completion Date: 03/20/2026

Implemented [redacted] - 03/27/2026)

221b - Activity Types

2. Requirements

2600.

221.b. The program must provide social, physical, intellectual and recreational activities in a planned, coordinated and structured manner.

Description of Violation

The home does not have an activities program designed to promote each resident’s active involvement with other residents, the resident’s family and the community. According to staff and resident interviews, the home provided a limited program of activities, such as the occasional entertainer. However, the undated, framed calendar of weekly activities indicated the home provided the following activities: Sunday: Steeler Game Day; Monday: TV Game Shows; Tuesday: Craft Activities; Wednesday: World Travels; Thursday: Entertainer; Friday: Bingo; Saturday: One on One. In addition, the program does not provide social, physical, intellectual and recreational activities in a planned, coordinated and structured manner.

Plan of Correction

Accepted [redacted] - 03/18/2026)

- PCHA immediately reviewed the current activity programming on 2/19/2026.
- PCHA created a monthly activities calendar to ensure residents are provided with variety of social, physical, intellectual and recreational activities on a regular and consistent basis on 2/19/2026
- PCHA Posted the calendar in the elevator and in the dining area on 2/19/2026.

221b - Activity Types (continued)

- PCHA oriented an activity aide on 3/3/2026 to ensure that activities are being encouraged and implemented amongst the residents.
- PCHA or designated person will updated the monthly activities calendar and conduct a weekly audit ensure all residents have received an updated activities calendar for 30 days
- Staff education will be held on 3/16/2026 by PCHA on 2600.221 regulation

Licensee's Proposed Overall Completion Date: 03/20/2026

Implemented [REDACTED] 03/27/2026)

221c - Post Activity Calendar

3. Requirements

2600.

221.c. A current weekly activity calendar shall be posted in a conspicuous and public place in the home.

Description of Violation

The home does not have an activities program designed to promote each resident's active involvement with other residents, the resident's family and the community. According to staff and resident interviews, the home provided a limited program of activities, such as the occasional entertainer. However, the undated, framed calendar of weekly activities indicated the home provided the following activities: Sunday: Steeler Game Day; Monday: TV Game Shows; Tuesday: Craft Activities; Wednesday: World Travels; Thursday: Entertainer; Friday: Bingo; Saturday: One on One. In addition, the program does not provide social, physical, intellectual and recreational activities in a planned, coordinated and structured manner.

Plan of Correction

Accept [REDACTED] - 03/18/2026)

- PCHA created a monthly activities calendar to ensure residents are provided with variety of social, physical, intellectual and recreational activities on a regular and consistent basis on 2/19/2026
- PCHA Posted the calendar in the elevator and in the dining area on 2/19/2026.
- PCHA or designated person will updated the monthly activities calendar and conduct a weekly audit ensure the activities calendar is posted in a conspicuous place for 30 days.
- Staff education will be held on 3/16/2026 by PCHA on 2600.221 regulation

Licensee's Proposed Overall Completion Date: 03/20/2026

Implemented [REDACTED] - 03/27/2026)