

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

June 25, 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 04/13/2026 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:

Phone:

Email:

Legal Entity

Name: HARMONY HAUS OPCO LLC

Address:

Phone:

Email:

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: 31

Waking Staff: 23

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint

Exit Conference Date: 04/13/2026

Inspection Dates and Department Representative

04/13/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 43

Residents Served: 26

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: 23

Diagnosed with Mental Illness: 6

Diagnosed with Intellectual Disability: 1

Have Mobility Need: 5

Have Physical Disability: 2

Inspections / Reviews

04/13/2026 Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 05/04/2026

05/05/2026 - POC Submission

Submitted By:

Date Submitted: 06/19/2026

Reviewer:

Follow-Up Type: POC Submission

Follow-Up Date: 05/12/2026

Inspections / Reviews (*continued*)

05/12/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/19/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/19/2026

06/25/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/19/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

16c Written Incident Report**1. Requirements**

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [REDACTED] at 17:25, according to the police report, the police arrived onsite because resident [REDACTED] has been irate, screaming, and yelling at staff and had ripped pills from staff person A and had taken them before [REDACTED] allotted time to take them. Resident [REDACTED] continued to berate staff and treat other residents poorly. However, the home did not report this incident to the Department.

REPEAT VIOLATIONS: [REDACTED]

Plan of Correction

Accept [REDACTED] - 05/12/2026)

- All Staff education was completed on 5/4/2026 on 2600.16.c
- A daily audit will be completed by PCHA or designated person ensuring that proper documentation is provide for any incidents within 24hrs for 30 days.
- DHS Reportable was submitted on 4/11/2026 by weekend supervisor.

Licensee's Proposed Overall Completion Date: 06/08/2026

Implemented [REDACTED] 06/25/2026)

25a Written Contract and Review**2. Requirements**

2600.

25.a. Prior to admission, or within 24 hours after admission, a written resident home contract between the resident and the home shall be in place. The administrator or a designee shall complete this contract and review and explain its contents to the resident and the resident's designated person if any, prior to signature.

Description of Violation

Resident [REDACTED] was admitted to the home on [REDACTED]; however, the home did not provide a contract.

Plan of Correction

Accept [REDACTED] - 05/05/2026)

- Resident was provided a contract by PCHA. PCHA explained contract on 5/4/2026.
- Admission coordinator will be educated on 5/6/2026 on 2600.25.a by PCHA.
- PCHA or designated person will audit resident files ensuring everyone has a signed contract by 05/11/2026.

Licensee's Proposed Overall Completion Date: 05/11/2026

Implemented [REDACTED] - 06/25/2026)

185a Implement Storage Procedures**3. Requirements**

2600.

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

185a - Implement Storage Procedures (*continued*)**Description of Violation**

██████████, take 1 tablet by mouth three times daily with meals, prescribed to resident ██████████ was located in the bottom drawer of the medication cart; however, the home did not have an order for this medication.

Resident ██████████ roll pack of medication was filled on ██████████ from the pharmacy and included ██████████, ██████████, and ██████████. If this medication was taken as prescribed, the home should have still had ██████████ and ██████████ in the medication cart on ██████████ at approximately 11:00 a.m. Staff interviews and a cart audit confirmed that resident ██████████ did not have any of these medications remaining in the cart for the evening prescribed dose.

Plan of Correction

Accepted ██████████ 05/12/2026)

- Med tech received training in 5/4/2026 about 185.a by PCHA.
- PCHA or designated person will audit pill rolls and MAR weekly for 30 days ensuring all medication are being administered according to prescribers orders.
- Med tech removed the medication from the cart immediately and reordered the residents medication to ensure availability for the evening.
- House Manager called on 4/29/2026 a copy of all resident active orders and removed inactive medications as needed.

Licensee's Proposed Overall Completion Date: 06/08/2026

Implemented ██████████ - 06/25/2026)

187a - Medication Record

4. Requirements

2600.

187.a. A medication record shall be kept to include the following for each resident for whom medications are administered:

1. Resident's name.
2. Drug allergies.
3. Name of medication.
4. Strength.
5. Dosage form.
6. Dose.
7. Route of administration.
8. Frequency of administration.
9. Administration times.
10. Duration of therapy, if applicable.
11. Special precautions, if applicable.
12. Diagnosis or purpose for the medication, including pro re nata (PRN).
13. Date and time of medication administration.
14. Name and initials of the staff person administering the medication.

Description of Violation

Resident ██████████ was prescribed ██████████, 1 tablet daily; however, the April 2026 medication administration record(MAR) indicated ██████████, take 1 tablet by mouth every day.

The April 2026 medication administration record(MAR) belonging to resident ██████████ indicated ██████████ was prescribed ██████████, take 1 tablet by mouth three times daily with meals; however, the home did not have an order for

187a - Medication Record (continued)

this medication.

REPEAT VIOLATIONS: [REDACTED]

Plan of Correction

Accept [REDACTED] - 05/12/2026)

- Med tech received training in 5/4/2026 about 2600 187.a by PCHA
- PCHA or designated person will audit pill rolls and MAR weekly for 30 days ensuring all active medication are in the med cart and any completed/discontinued medications are properly disposed of .
- Med tech ordered an updated MAR from pharmacy on 4/11/2026 with all correct and active orders.

Licensee's Proposed Overall Completion Date: 06/08/2026

Implemented [REDACTED] - 06/25/2026)

187b - Date/Time of Medication Admin.**5. Requirements**

2600.

187.b. The information in subsection (a)(13) and (14) shall be recorded at the time the medication is administered.

Description of Violation

Resident [REDACTED] was prescribed [REDACTED], take 1 tablet by mouth twice daily; however, staff did not initial the April 2026 medication administration record(MAR) on [REDACTED] at 8:00 p.m. and [REDACTED] at 8:00 a.m. and [REDACTED] 8:00 p.m.

Resident [REDACTED] was prescribed [REDACTED], 1 tablet daily; however, staff did not initial the April 2026 medication administration record(MAR) on [REDACTED] and [REDACTED]

Resident [REDACTED] was prescribed [REDACTED], 1 tablet at bedtime; however, staff did not initial the April 2026 medication administration record(MAR) on [REDACTED]

Resident [REDACTED] was prescribed [REDACTED], take 1 tablet by mouth every 6 hours as needed for pain/fever. A bubble pack filled with 30 650mg tablets was filled by the pharmacy on [REDACTED]. One pill was missing from the bubble pack; however, staff did not initial the April MAR when this medication was administered.

Plan of Correction

Accept [REDACTED] - 05/12/2026)

- Med tech received training in 5/4/2026 about 2600 187.b by PCHA
- PCHA or designated person will audit MAR weekly for 30 days ensuring all PRN medications a signed and accounted for and aligning with the amount in the medication blister packs.
- PCHA had the scheduled med techs sign on the MAR on the corresponding dates they were assigned to med pass on 4/11-4/13

Licensee's Proposed Overall Completion Date: 06/08/2026

Implemented [REDACTED] - 06/25/2026)

187d - Follow Prescriber's Orders**6. Requirements**

2600.

187d - Follow Prescriber's Orders (continued)

187.d. The home shall follow the directions of the prescriber.

Description of Violation

Resident [REDACTED] was prescribed [REDACTED], take 1 tablet by mouth twice daily; however, this medication was not administered on [REDACTED] at 8:00 p.m.

Resident [REDACTED] was administered [REDACTED], take 1 tablet by mouth three times daily with meals on [REDACTED] at 8:00 a.m.; however, the home did not have an order for this medication.

The medical evaluation, dated [REDACTED] belonging to resident [REDACTED] indicated [REDACTED] was prescribed [REDACTED], 1 tablet daily for [REDACTED]; however, this medication was not administered on the following dates, as it was not available in the home: [REDACTED], and [REDACTED]

REPEAT VIOLATIONS: [REDACTED]

Plan of Correction

Accepted [REDACTED] - 05/12/2026)

- Med tech received training on 5/4/2026 about 2600 187.d by PCHA
- PCHA or designated person will audit pill rolls and MAR weekly for 30 days ensuring all medication are present available in the med cart as prescribed.
- Med Tech ordered the missing medication immediately on 4/11/2026.

Licensee's Proposed Overall Completion Date: 06/08/2026

Implemented [REDACTED] - 06/25/2026)