

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

August 6, 2026

[REDACTED], OWNER
HFA INC
13771 SOUTH EAGLE VALLEY ROAD
TYRONE, PA, 16686

RE: OLIVIA VILLAGE
13771 SOUTH EAGLE VALLEY ROAD
TYRONE, PA, 16686
LICENSE/COC#: 31917

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/11/2026 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: OLIVIA VILLAGE

License #: 31917

License Expiration: 07/03/2026

Address: 13771 SOUTH EAGLE VALLEY ROAD, TYRONE, PA 16686

County: BLAIR

Region: CENTRAL

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: HFA INC

Address: 13771 SOUTH EAGLE VALLEY ROAD, TYRONE, PA, 16686

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP

Date: 06/29/2004

Issued By: Department of Labor and Industry

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 5

Waking Staff: 4

Inspection Information

Type: Full

Notice: Unannounced

BHA Docket #:

Reason: Renewal, Complaint

Exit Conference Date: 06/11/2026

Inspection Dates and Department Representative

06/11/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 33

Residents Served: 5

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 2

Are 60 Years of Age or Older: 5

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 0

Have Physical Disability: 0

Inspections / Reviews

06/11/2026 Full

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 07/06/2026

07/09/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/24/2026

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 07/16/2026

Inspections / Reviews (*continued*)

07/23/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/24/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 07/30/2026

08/06/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/24/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The Care Facility Carbon Monoxide Alarm Standard Act, enacted 9/23/16, requires a carbon monoxide detector be used when there is a fossil fuel-burning device in the home. The home uses a gas stove for cooking.

On 6/11/26, there was no carbon monoxide detector observed in the home.

Plan of Correction

Accept () - 07/23/2026

Short Term Goal:

1. *The carbon monoxide detector was installed, tested and hanged up on the kitchen wall on June 12, 2026.*

Long Term Goals:

1. *7/10/26 - The staff tested the carbon monoxide detector using the test/silence button. The staff / administrator will continue to test the carbon monoxide detector weekly every Friday morning using the test/silence button. This will be done for this month on 7/17, 7/24 and 7/31. This is a part of the kitchen weekly Housekeeping Schedule.*
2. *7/3/26 - The staff cleaned the CO alarm cover and will continue once a month using the soft brush attachment. Cleaning the CO alarm detector is scheduled for first Friday of the month. The next cleaning of the cover will be 8/7/26.*
3. *Administrator and staff are aware to replace the battery when the CO alarm detector "chirps" about every minute (low battery warning)*

Please see attachment

Please see attached Housekeeping Schedules

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented () - 08/06/2026

25b - Contract Signatures

2. Requirements

2600.

- 25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated () for Resident #1 was not signed by the payer.

Plan of Correction

Accept () - 07/23/2026

Short Term Goal:

1. *The administrator asked the () POA of the resident to complete / sign the Home Contract. The () POA signed the contract on June 26, 2026.*

25b - Contract Signatures (continued)*Long Term Goals:*

1. *The Administrator will make sure that the payer and designated person if any will co sign the contract during admission if the resident agrees.*
2. *The Administrator will inform the POA / designated person / payer that admission papers need to be signed by them. Administrator will mention this as early as during the planning or scheduling the day of admission.*
3. *The Administrator requires the presence of the payer/POA/designated person during admission. Most of the time they are and if not, a schedule is set to come before the admission day.*
4. *The Administrator meets with family members, POA, designated person several times before admission. The Administrator's practice is to mention all the admission procedures that includes the completion of paper work for admission.*

Please see attached copy of signed contract

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented ( **- 08/06/2026)**

42s - Privacy**3. Requirements**

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

The home has video cameras at all exits and the common sitting area, however, there are no signs posted indicating that cameras are in use.

Plan of Correction

Accept ( **- 07/23/2026)**

Short Term and Long Term Goals:

1. *On 6/26/26, The Administrator posted a "CAMERA IN USE" at the wall facing the entrance door. The camera is used as an extra eye to monitor the residents for safety as needed. There is no recording.*
2. *The Administrator informs all residents and families during admission that a camera is in use for safety. NO RECORDING*
3. *The Administrator informs all potential residents and family members during tours that a camera is in use. emphasized to them that there is no recording.*

Please see attached "CAMERA IN USE" poster

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented ( **- 08/06/2026)**

85c - Trash**4. Requirements**

2600.

85.c. Trash shall be removed from the premises at least once a week.

85c Trash (continued)**Description of Violation**

On 6/11/26, at 9:11AM, there was a pile of old furniture and mattresses observed outside the home in the back yard.

Plan of Correction

Accept () - 07/23/2026)

Short Term Goals:

1. On 6/25/26, The Administrator called () Lawn Care Inc., the current lawn maintenance for Olivia Village to come clean the yard.
2. On 7/3/26, C&L lawn care removed / picked up the pile of old furniture and mattresses outside the home in the backyard.

Long Term Goals:

1. On 7/3/26, The Administrator instructed () Lawn Care to keep the yard clean, free of any trash as part of the maintenance work.
2. On 7/3/26, () mentioned to set a schedule to plant grass seeds on the area where the pile of furniture and mattresses were removed.
3. The Administrator will check the grounds every week when () mows the yard to ensure the grounds are clean at all times.
4. The Administrator and staff will make sure that trash will be thrown directly to the dumpster, nothing on the grounds. Staff empties all trash cans in the building on Thursdays. The dumpster is picked up every Friday of the week.

see attachment

Proposed Overall Completion Date: 07/04/2026

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented () - 08/06/2026)

88a - Surfaces**5. Requirements**

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

On 6/11/26, at 9:12AM, missing molding was observed on the left side of a resident hallway by the kitchen area.

On 6/11/26, at 9:16AM, the resident hallway across from the main entrance was observed to have grime and mold on the walls.

On 6/11/26, at 1:54PM, dried food was observed on the walls in the kitchen.

On 6/11/26 at 2:02PM, the bathroom floor that is shared by bedrooms #5 and #7, was observed to be dirty. The area around the base of the toilet was covered with a dark ring of buildup.

Plan of Correction

Accept () - 07/23/2026)

Short Term Goals:

1. On 6/29/26, () contracting LLC, () was in to replace the missing molding on the left side of

88a Surfaces (continued)

a resident hallway by the kitchen area.

2. On 6/12/26, The staff scrubbed the grime and mold on the walls at the resident hallway across the main entrance with a mold and stain remover. The staff visit everyday the wall scrubbed to ensure the mold is gone. Continued to spray mold remover as needed.

3. On 6/13/26, the staff scrubbed the dried food in the kitchen.

On 6/17/26, The Administrator & staff painted the food stained walls in the kitchen.

4. On 6/13/26 The staff scrubbed the bathroom floor and the area around the base of the toilet with clorox to remove and sanitize the dark ring stained / build up. Stain was removed.

Long Term Goals:

1. Administrator and staff continue to monitor the area weekly where mold and grime was removed. The schedule is every Saturdays, the general cleaning day for main areas and hallways, to ensure that it does not reoccur or it is completely gone.

On 7/4 & 7/11, the area where mold and grime was removed was checked, no mold, no grime seen. Administrator and staff will continue checking the area weekly as scheduled on the Housekeeping schedule. The next date will be Saturdays 7/18 & 7/25.

2. On 6/13, The administrator reminded / instructed staff to clean the prep areas and kitchen gadgets in the kitchen every after use. . On 7/3 & 7/10 The staff checked, scrub and wipe all countertops and walls in the kitchen. The kitchen general cleaning is done weekly every Fridays as part of Housekeeping schedule. Next schedules will be 7/17, 7/24 & 7/31 for this month

3. The staff is scheduled to scrub / clean / mop the bathroom floor on Tuesdays every week. The administrator instructed staff to pay particular / special attention to the stains and build up around the base of the toilet.

On 7/7 & 7/14,, staff scrubbed, clean and mop the bathroom floor and around the base of the toilet to make sure no stain will build up around the base of the toilet. Bathroom cleaning is scheduled every Tuesdays. next schedules will be 7/21 & 7/28 for this month.

Please see attachments

Please see attached Housekeeping Schedule

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented ([REDACTED] - 08/06/2026)

95 - Furniture and Equipment**6. Requirements**

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

On 6/11/26, at 9:12AM, a broken off metal piece of a plug was sticking out of the electrical outlet in the resident hallway from the kitchen area.

Plan of Correction

Accept ([REDACTED] - 07/09/2026)

Short Term Goals:

1. On 6/12/26, The Administrator called the [REDACTED] Contracting LLC regarding a broken metal piece of a plug

95 - Furniture and Equipment (continued)

sticking out of the electrical outlet.

2. On 6/15/26, The contractor removed the metal piece sticking out the electrical outlet.

Long Term Goals:

1. The Administrator will check furniture and equipment daily to ensure safety.

Please see attachment

Licensee's Proposed Overall Completion Date: 07/04/2026

Implemented ( **- 08/06/2026)**

102i - Soap Dispenser**7. Requirements**

2600.

102.i. A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

Description of Violation

There was an unlabeled used bar of soap on the sink in the shared bathroom for resident rooms #5 and #7.

Plan of Correction

Accept ( **- 07/23/2026)**

Short Term Goals:

1. 6/12/26, The staff removed the bar soap on the sink. Soap dispensers with soap were provided.

2. 6/12/26, The staff explained to the residents in rooms #5 and #7 to use soap dispensers with soap instead of bar soap on the sink. Residents agreed and expressed understanding of the situation.

Long Term Goals:

1. Staff will continue to monitor the use of dispensers with soap. If bar soap is found and preferred by a resident to use, staff will make sure the bar of soap is clearly labelled for the resident.

2. On 7/7 & 7/14, Staff checked the bathrooms to make sure of the use of dispenser with soap. Staff refills the soap dispensers as needed. This is done weekly every Tuesdays as part of bathroom cleaning on Housekeeping Schedules. the next bathroom checks / cleaning will be 7/21 & 7/28.

Please see attachment

Please see attached Housekeeping Schedule

Licensee's Proposed Overall Completion Date: 07/15/2026

Implemented ( **- 08/06/2026)**

105g - Lint Removal and Duct Cleaning**8. Requirements**

2600.

105g - Lint Removal and Duct Cleaning (*continued*)

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

On 6/11/26, there was an approximate 1/2-inch accumulation of lint in the lint trap of the home's dryer. There were no clothes in the dryer at the time.

Plan of Correction**Accept () - 07/09/2026)**

Short Term and Long Term Goals:

- 1. The Administrator reemphasized and reminds the staff to clean the lint trap of the dryer every after each use.*
- 2. It is a daily routine of the Administrator to check all the main areas with special attention to the kitchen and laundry room for safety, everyday at 11:00 PM. The administrator will continue this routine to ensure safety.*

Licensee's Proposed Overall Completion Date: 07/04/2026

Implemented () - 08/06/2026)**132e - Fire Drill Sleeping Hours****9. Requirements**

2600.

132.e. A fire drill shall be held during sleeping hours once every 6 months.

Description of Violation

The last fire drill conducted during sleeping hours was on 9/29/25 at 1:04AM.

Plan of Correction**Accept () - 07/09/2026)**

Short term and Long Term Goals:

- 1. The administrator will make sure a fire drill held during sleeping hours is done every 6 months.*
- 2. The Administrator set her phone reminder for the next sleeping hours fire drill.*
- 3. The Administrator put a reminder on the fire drill log book when the next sleeping hours fire drill is due.*

Licensee's Proposed Overall Completion Date: 07/04/2026

Implemented () - 08/06/2026)