



Pennsylvania Department of Human Services

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: AUGUST 11, 2026

[REDACTED]
Ark Manor LLC
105 Sandra Drive
Delmont, Pennsylvania 15626

RE: Ark Manor
License #: 44686

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspection on July 17, 2026 of the above facility that is operating pending an appeal, the violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Licensing Inspection Summary were found.

Correction of these violations in accordance with the specified plan of correction is required. Failure to correct these violations may result in further licensing enforcement action.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

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

Facility Information

Name: ARK MANOR **License #:** 44686 **License Expiration:** 01/26/2025
Address: 105 SANDRA DRIVE, DELMONT, PA 15626
County: WESTMORELAND **Region:** WESTERN

Administrator

Name: [REDACTED]

Legal Entity

Name: ARK MANOR LLC
Address: 105 SANDRA DRIVE, DELMONT, PA, 15626
Phone: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

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

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident, Monitoring **Exit Conference Date:** 07/16/2026

Inspection Dates and Department Representative

07/16/2026 On Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 70 **Residents Served:** 34

Secured Dementia Care Unit

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

Hospice

Current Residents: 1

Number of Residents Who:

Receive Supplemental Security Income: 22 **Are 60 Years of Age or Older:** 31
Diagnosed with Mental Illness: 17 **Diagnosed with Intellectual Disability:** 3
Have Mobility Need: 2 **Have Physical Disability:** 0

Inspections / Reviews

07/16/2026 - Partial

Lead Inspector: [REDACTED] **Follow Up Type:** Exception

42c - Treatment of Residents

1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

On 7/13/26, at approximately 5:30 PM, staff person A's [REDACTED] friend entered the home with their shared [REDACTED] son [REDACTED]. They were having a verbal altercation in the kitchen of the home when staff person B confronted [REDACTED] son A's [REDACTED] friend and "got into [REDACTED] face". Staff person B and staff person A's [REDACTED] friend began yelling profanities that could be heard outside the kitchen. Resident #1 and resident #2 were present in the kitchen, and, witnessing the escalating conflict, attempted to calm the [REDACTED] who was screaming and crying. Resident #1 stated [REDACTED] could not sleep that night, fearful that staff person A's [REDACTED] friend would return to the home. Resident #2 stated the incident made [REDACTED] uncomfortable and very stressed. The local police responded after being called by a visitor and escorted staff person A's [REDACTED] friend from the home and instructed [REDACTED] not to return.

Plan of Correction

Directed ([REDACTED] 08/04/2026)

Within 2 days of receipt of the plan of correction: the Administrator or designee shall educate all staff on the home's visitation policy and educate all staff that staff person A's [REDACTED] friend is not to have access to the personal care home or its grounds. Documentation of the education shall be kept.

Within 5 days of receipt of the plan of correction and monthly thereafter: the Administrator or designee shall privately interview at least 2 residents to ensure they are being treated with dignity and respect by other residents, staff persons and visitors to the home. Documentation of these interviews shall be kept.

185a - Implement Storage Procedures

2. 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.

Description of Violation

Resident #3 was prescribed Loperamide 2mg-2 capsules every 6 hours as needed for diarrhea; however, this medication was not available in the home.

Plan of Correction

Directed ([REDACTED] - 08/04/2026)

Within 5 days of receipt of the plan of correction: the Administrator or designee shall have resident #3's Loperamide 2mg capsules ordered and available for administration in the home or shall obtain a discontinuation order in writing for this medication from the prescriber.

Within 5 days of receipt of the plan of correction then monthly thereafter: the Administrator or designee shall review physician orders and medications in the home to ensure all prescribed medication, including PRN medications, are available for administration in the home. Documentation of medication audits shall be kept.