



MAILING DATE: JUNE 30, 2023

[REDACTED]
The Villages of Harmar LLC
[REDACTED]

RE: The Villages of Harmar
715 Freeport Road
Cheswick, Pennsylvania 15024
License #: 454560

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, licensing inspections on April 20, 2023, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2800.

Sincerely,

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

Juliet Marsala
Acting Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *The Villages of Harmar* License #: 45456 License Expiration:
Address: *715 Freeport Road, Cheswick, PA 15024*
County: *ALLEGHENY* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *The Villages of Harmar LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *10/24/2006* Issued By: *Labor and Industry*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *110* Waking Staff: *83*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *04/20/2023*

Inspection Dates and Department Representative

04/20/2023 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *85*

Special Care Unit

In Home: *Yes* Area: *The Elms* Capacity: *23* Residents Served: *22*

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *84*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *25* Have Physical Disability: *2*

Inspections / Reviews

04/20/2023 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/04/2023*

Inspections / Reviews (*continued*)

04/27/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 05/03/2023

04/27/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 05/05/2023

04/28/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 05/05/2023

05/02/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow-Up Type: Exception

92 Windows/screens

1. Requirements

2800.

92. Windows and Screens - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Description of Violation

No screens are present on the 2 operable middle windows next to the stove in the special care unit (SCU) kitchenette.

Plan of Correction

Accept (█ - 04/27/2023)

The two missing window screens were replaced on the day of inspection (4/20/2023). The following day all windows were checked to ensure they had screens. Administrator implemented a monthly window screen audit which the Maintenance Director and Administrator will oversee. Monthly audit will begin May 1, 2023, and all residents windows will be on the audit by room number and signed by the staff doing the audit. Hallway windows will also be on the audit and the kitchen windows in the MIU and MIU common area and all lounges, which is all operable windows in the building.

Licensee's Proposed Overall Completion Date: 05/01/2023

Implemented (█ - 05/02/2023)

101c Voluntarily share living unit

2. Requirements

2800.

- 101.c. Two residents may voluntarily agree to share one living unit provided that the agreement is in writing and contained in each of the resident-residence contract of those residents. A licensee may not require residents to share a living unit. The maximum number of residents in any living unit shall be two residents.

Description of Violation

There are currently 6 living units in the residence that each have 2 residents who are unrelated to each other, residing in the living units. However, none of the resident-residence contracts for these 12 residents include a written agreement that they voluntarily agree to share one living unit.

Plan of Correction

Directed (█ - 04/27/2023)

An addendum was drawn up for all residents that live in a semi unit which they will sign saying they voluntarily agree to share the unit with another resident. (DIRECTED: By 5/5/23: All residents currently sharing a living unit shall sign the addendum indicating they voluntarily agree to share a living unit. Copies of the signed addendums shall be kept in each resident's record. █ 4/27/23). Currently asking all our residents that share a room sign the addendum. Administrator and Marketing Director will be responsible for all future residents that will be sharing a room will be given the addendum to sign and will be put in their charts. (DIRECTED: Immediately: All future residents shall be notified at admission they are not required to share a living unit with another resident. If a newly-admitted resident voluntarily agrees to share a living unit with another resident, both residents residing in the living unit shall sign the addendum at admission indicating they voluntarily agree to share a living unit. Copies of the signed addendums shall be kept in each resident's record. All staff persons involved in the admission process shall be educated on these procedures by 5/5/23. Documentation of the education shall be kept. █ 4/27/23). Since we are a private pay facility when a resident chooses to move here they decide what they can pay and if they want a private room or a semi, at that time they sign the contract agreeing to a semi or private room. We will also have them sign another addendum once again agreeing to voluntarily share a room with another resident and that also will be placed in their record.

101c Voluntarily share living unit (*continued*)

Directed Completion Date: 05/05/2023

Implemented [REDACTED] - 05/02/2023)

103f Fridge/Freezer Temps

3. Requirements

2800.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

At 10:11 am, there was no thermometer present in the drink cooler, located in the residence's kitchen.

Plan of Correction

Directed [REDACTED] - 04/27/2023)

The missing thermometer was found in the bottom of the drink cooler on the day of inspection it is now in visible sight in the cooler. There is a flow sheet for daily temperature checks for all coolers and freezers that is initialed daily. Kitchen Manager and Administrator will be responsible for making sure the flow sheet is signed monthly and will give a copy to the Administrator to keep for her records and verification. (DIRECTED: The monthly audits of the refrigerator/freezer flow sheets shall begin on 5/1/23. [REDACTED] 4/27/23). There is an operable thermometer in all refrigerators and coolers and a daily temperature sheet is for each of them and has been in place for years.

Directed Completion Date: 05/01/2023

Implemented [REDACTED] - 05/02/2023)

183f Discontinued medications

4. Requirements

2800.

183.f. Prescription medications, OTC medications and CAM that are discontinued, expired or for residents who are no longer served at the residence shall be destroyed in a safe manner according to the Department of Environmental Protection and Federal and State regulations. When a resident permanently leaves the residence, the resident's medications shall be given to the resident, the designated person, if any, or the person or entity taking responsibility for the new placement on the day of departure from the residence.

Description of Violation

The following expired medications were present in the residence's first aid kit:

- (7) 0.9 g packets of Triple Antibiotic Ointment, which expired in 7/2021
- (4) 0.9 g packets of Curad Bacitracin Zinc Ointment, which expired in 11/2022

Plan of Correction

Accept [REDACTED] - 04/27/2023)

On day of inspection (4/20/2023) all 7 first aid kits were unlocked and Triple Antibiotic Ointment and Bacitracin Ointment were removed from the kits. The first aid kits were then locked with a plastic Healthmark twist-lok that includes a serial number and put back on the proper floors. We have included in our quarterly room checks to have the first aid kits checked to make sure none were unlocked and if they were to make sure the proper supplies are still in the kits. Resident Care Coordinator and Administrator will be responsible for overseeing that the above is done quarterly. The first audit will be done by the end of May 2023. Resident care coordinator was educated on this on April 26th, 2023.

Licensee's Proposed Overall Completion Date: 05/31/2023

183f Discontinued medications (*continued*)

Implemented [REDACTED] 05/02/2023)