



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **NH BV EAST NORRITON TENANT, LLC**

LEGAL ENTITY

To operate **BRIGHTVIEW EAST NORRITON**

NAME OF FACILITY OR AGENCY

Located at **300 E. GERMANTOWN PIKE, EAST NORRITON, PA 19401**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **90**

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 24**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **March 10,** **2025** until **March 10,** **2026** ,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **152320**


ISSUING OFFICER


DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23



Emailing date: March 10, 2025

[REDACTED]
[REDACTED]
NH BV East Norriton Tenant, LLC
300 East Germantown Pike
East Norriton, Pennsylvania 19401

RE: Brightview East Norriton
License #: 152320

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on January 23, 2025 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), 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 § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, 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. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala". The signature is written in a cursive, flowing style.

Juliet Marsala
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

March 3, 2025

[REDACTED]
NH BV East Norriton Tenant, LLC.
300 East Germantown Pike
East Norriton, PA, 19401

RE: Brightview East Norriton
300 East Germantown Pike
East Norriton, PA, 19401
LICENSE/COC#: 15232

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/23/2025 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: *Brightview East Norriton*License #: *15232*

License Expiration:

Address: *300 East Germantown Pike, East Norriton, PA 19401*County: *MONTGOMERY*Region: *SOUTHEAST*

Administrator

Name: [REDACTED]

Legal Entity

Name: *NH BV East Norriton Tenant, LLC.*

Address: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2*Date: *02/27/2008*Issued By: *East Norriton Township*

Staffing Hours

Resident Support Staff:

Total Daily Staff: *113*Waking Staff: *85*

Inspection Information

Type: *Partial*Notice: *Announced*

BHA Docket #:

Reason: *Change Legal Entity*Exit Conference Date: *01/23/2025*

Inspection Dates and Department Representative

01/23/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity:

Residents Served: *71*

Secured Dementia Care Unit

In Home: *Yes*Area: *Wellspring Village*Capacity: *24*Residents Served: *21*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0*Are 60 Years of Age or Older: *70*Diagnosed with Mental Illness: *0*Diagnosed with Intellectual Disability: *0*Have Mobility Need: *42*Have Physical Disability: *0*

Inspections / Reviews

01/23/2025 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*Follow-Up Date: *02/13/2025*

02/13/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: *02/27/2025*

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *02/28/2025*

Inspections / Reviews *(continued)*

03/03/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/27/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

125a - Combustible Storage**1. Requirements**

2600.

125.a. Combustible and flammable materials may not be located near heat sources or hot water heaters.

Description of Violation

On 01/23/2025, four oxygen cylinders were stored directly next to the PTAC (Packaged Terminal Air Conditioner) unit, which serves as the bedroom's heating source, in resident room [REDACTED]

Plan of Correction**Accept ([REDACTED] - 02/13/2025)**

In response to the violation on 1/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on site by the Personal Care Director, witnessed by the state inspector. The four oxygen cylinders were moved away from the PTAC unit and stored under the kitchen sink.

To enhance the currently compliant operations, on 1/27/2025 the Personal Care Director and Maintenance Director conducted a storage of flammable materials in-service with the Concierge and Health & Wellness associates. The in-service was to ensure that when a delivery of oxygen is made for a resident, the concierge associate must alert the Personal Care Director and Maintenance Director of the delivery. The Personal Care Director and Maintenance director will ensure proper placement for storage of oxygen. The Health & Wellness associates will review during daily care that the resident does not move the oxygen from the proper storage.

Effective 1/28/2025 The Personal Care Director will perform weekly audits through 2/28/2025 to maintain ongoing compliance with ensuring proper storage of oxygen. any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 02/28/2025**Implemented ([REDACTED] - 03/03/2025)****233c - Key-Locking Devices****2. Requirements**

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

The directions for operating the home's locking mechanism are not conspicuously posted near the gate to the outside of the home from the enclosed court yard of the Secured Dementia Care Unit (SDCU).

Plan of Correction**Accept ([REDACTED] - 02/13/2025)**

In response to the violation on 1/23/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on site by the [REDACTED] witnessed by the state inspector. The directions for operating the locking mechanism were posted near the gate to the outside of the home from the enclosed courtyard of the Secured Dementia unit (SDCU),

To enhance the currently compliant operations, on 1/24/2025 the Maintenance Director will ensure that directions stay posted on the locking mechanism.

The Maintenance Director will perform weekly audits of the locking mechanism through 2/28/2025, to maintain

233c - Key-Locking Devices (continued)

compliance with ensuring the directions of the locking mechanism is posted. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement process.

Licensee's Proposed Overall Completion Date: 02/28/2025

Implemented [REDACTED] - 03/03/2025)