pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **KENDAL-CROSSLANDS COMMUNITIES, INC.**
LEGAL ENTITY

To operate **KENDAL AT LONGWOOD**
NAME OF FACILITY OR AGENCY

Located at **1109 EAST BALTIMORE PIKE, KENNETT SQUARE, PA 19348**
(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 **78**
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions:

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 4, 2026** until **October 1, 2026**, unless sooner revoked for non-compliance with applicable laws and regulations.

No: **185730**

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

Pennsylvania
Department of Human Services

Emailing Date: March 4, 2026

[redacted]
[redacted]
Kendal Crosslands Communities, Inc.
[redacted]
[redacted]

RE: Kendal at Longwood
1109 East Baltimore Pike
Kennett Square, Pennsylvania 19348
License #: 185730

Dear [redacted]:

As the result of your home's recent request to adjust the use of the physical space, the Department has granted an approval for a revised license issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The approved capacity revision request is an increase from 64 to 78. The expiration date of the license remains unchanged.

Any future requests for changes in capacity should be forwarded to the Department for review and consideration in accordance with the applicable regulations. The revised license is enclosed.

Sincerely,

Juliet Marsala

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License

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

March 4, 2026

[redacted]
KENDAL-CROSSLANDS COMMUNITIES, INC.
[redacted]

RE: KENDAL AT LONGWOOD
1109 EAST BALTIMORE PIKE
KENNETT SQUARE, PA, 19348
LICENSE/COC#: 18573

Dear [redacted],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/26/2026 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: *KENDAL AT LONGWOOD* **License #**: *18573* **License Expiration**: *10/01/2026*

Address: *1109 EAST BALTIMORE PIKE, KENNETT SQUARE, PA 19348*

County: *CHESTER* **Region**: *SOUTHEAST*

Administrator

Name: [redacted] **Phone**: [redacted] **Email**: [redacted]

Legal Entity

Name: *KENDAL-CROSSLANDS COMMUNITIES, INC.*

Address: *1109 EAST BALTIMORE PIKE, KENNETT SQUARE, PA, 19348*

Phone: [redacted]

Certificate(s) of Occupancy

Type: *I-1* **Date**: *07/09/2025* **Issued By**: *Kennett Township*

Staffing Hours

Resident Support Staff: *0* **Total Daily Staff**: *67* **Waking Staff**: *50*

Inspection Information

Type: *Partial* **Notice**: *Announced* **BHA Docket #**:

Reason: *New* **Exit Conference Date**: *02/26/2026*

Inspection Dates and Department Representative

02/26/2026 - On-Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *78* **Residents Served**: *61*

Secured Dementia Care Unit

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

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* **Are 60 Years of Age or Older**: *61*

Diagnosed with Mental Illness: *0* **Diagnosed with Intellectual Disability**: *0*

Have Mobility Need: *6* **Have Physical Disability**: *0*

Inspections / Reviews

02/26/2026 - Partial

Lead Inspector: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *03/09/2026*

Inspections / Reviews *(continued)*

03/03/2026 - POC Submission

Submitted By: [redacted] **Date Submitted:** *03/04/2026*

Reviewer: [redacted] **Follow-Up Type:** *Document Submission* **Follow-Up Date:** *03/31/2026*

03/04/2026 - Document Submission

Submitted By: [redacted] **Date Submitted:** *03/04/2026*

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

Spectrum adhesive #79 hi-performance spray adhesive with warning indicating "extremely flammable keep away from heat, hot surfaces, sparks, open flames and other ignition sources" was stored in the boiler room.

Plan of Correction ***Accept [redacted] - 03/03/2026)***

125a Combustible Storage
On March 2, 2026, Facilities Work Order # 177568 was created to have all combustible materials removed from the Garden Apartments Mechanical Room [redacted], by March 5, 2026.
On March 2, 2026, A Training Topic and sign-in sheet were provided to the Maintenance Supervisor regarding storage prohibitions of combustible materials in a Mechanical/Boiler room. This training is to be completed and documented on March 3, 2026.
The Preventative Work Order System has been changed to establish a monthly work request inspection #849 of this Mechanical Room [redacted] by the Facilities staff and to correct any storage violations. This change will be implemented starting March 2026 and will continue until August 2026. These inspections will be documented in the Work Order System. The documented inspections will be used to capture inspection compliance and corrective actions taken related to any deficiencies identified during the inspections. This information will be compiled in a quarterly Quality Control Report illustrating inspection compliance rate and deficiency count verses correction. The Facilities Director will monitor and provide oversight to ensure the inspections are being conducted and deficiencies are corrected. This information will be included in the Facility Section of the Quarterly Quality Assurance Meeting Report by the Facilities Director or designee.

Licensee's Proposed Overall Completion Date: *03/31/2026*

Implemented ([redacted] - 03/04/2026)

132a - Monthly Fire Drill

2. Requirements

2600.
132.a. An unannounced fire drill shall be held at least once a month.

Description of Violation

The fire drills held on the following dates listed below were known in advance by staff members. The fire drills held in Blakeslee and Cumberland are held on the same day after one another. Staff interviews revealed that during drills on either side, staff are communicating via walkie-talkie.

- *A fire drill held on 9/29/2025 at 1:53pm was held on Blakeslee and a fire drill held on 9/29/2025 at 2:13pm was held on Cumberland.*
- *A fire drill held on 10/12/2025 at 6:45pm was held on Blakeslee and a fire drill held on 10/12/2025 at 7:01pm was held on Cumberland.*
- *A fire drill held on 11/25/2025 at 2:21pm was held on Blakeslee and a fire drill held on 11/25/2025 at 2:34pm was held on Cumberland.*

132a - Monthly Fire Drill (continued)

- *A fire drill held on 12/22/2025 at 7:01pm was held on Cumberland and a fire drill held on 12/22/2025 at 7:15pm was held on Blakeslee.*
- *A fire drill held on 1/15/2026 at 10:21am was held on Cumberland and a fire drill held on 1/15/2026 at 10:43am was held on Blakeslee.*
- *A fire drill held on 2/25/2026 at 5:45am was held on Cumberland and a fire drill held on 2/25/2026 at 5:58am was held on Blakeslee.*

Plan of Correction ***Accept (- 03/03/2026)***

Unannounced fire drills will be held once a month. Personal Care will go back to the way that we did prior to construction and have one drill not 2 separate drills.
Staff will be educated on this by end of month 3/31/2026 by Personal Care home Administrator and/or , fire safety/designee.
We will have an unannounced fire drill by 3/6/2026.

Licensee's Proposed Overall Completion Date: *03/31/2026*

Implemented 03/04/2026)