



pennsylvania
DEPARTMENT OF HUMAN SERVICES

October 5, 2020

Mr. Jason Childers
Executive Vice President
Eagleview Landing, LP
707 Eagleview Boulevard, Suite 400
Exton, Pennsylvania 19341

RE: Eagleview Landing
650 Stockton Drive
Exton, Pennsylvania 19341
License #: 146980

Dear Mr. Childers:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on September 18, 2020 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 the home is new and not yet serving four or more residents.

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,

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *Eagleview Landing* License #: *14698* License Expiration Date:
 Address: *650 Stockton Drive, Exton, PENNSYLVANIA 19341*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *Jenn Allen* Phone: *610-458-2588* Email: *JennA@merrillgardens.com; shparker@pa.gov*

Legal Entity

Name: *Eagleview Landing, L.P.*
 Address: *707 Eagleview Blvd, STE 400, Exton, Pennsylvania, 19341*
 Phone: *503-595-3040* Email: *legal@blueharborsl.com*

Certificate(s) of Occupancy

Type: *I-2* Date: *08/03/2020* Issued By: *Uwchlan Township*

Staffing Hours

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

Inspection

Type: *Partial* Notice: *Announced* BHA Docket #:
 Reason: *New* Exit Conference Date: *09/18/2020*

Inspection Dates and Department Representative

09/18/2020 - On-Site: Michele Swisher, Alexander Goldstein

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *121* Residents Served: *0*

Secured Dementia Care Unit

In Home: *Yes* Area: *Gardens 1st and 2nd Floor* Capacity: *46* Residents Served: *0*

Hospice

Current Residents: *0*

Number of Residents Who:

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

Inspections / Reviews

09/18/2020 - Partial

Lead Inspector: *Michele Swisher*Follow-Up Type: *POC Submission*Follow-Up Date: *10/05/2020*

10/1/2020 - POC Submission

Lead Reviewer: *Shawn Parker*Follow-Up Type: *Document Submission*Follow-Up Date: *10/09/2020*

10/2/2020 - Document Submission

Lead Reviewer: *Shawn Parker*Follow-Up Type: *Not Required*

89b - Hot Water Temperature

1. Requirements

2600.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

Description of Violation

On 9/18/20 at approximately 11:00 am, the hot water temperature in the sink in resident room #229 measured 129.0 degrees Fahrenheit.

On 9/18/20 at approximately 11:00 am, the hot water temperature in the sink in resident room #230 measured 132.0 degrees Fahrenheit.

Plan of Correction

Accept

Facility had a plumber replace parts on a balancing valve to readjust tempered water to 120 degrees F on 9/23/20 (letter and pictures attached).

A 100% audit of all resident apartments was completed on 9/25/20 (audit attached) with no temperatures exceeding 120 degrees F.

Maintenance Director will audit 10% of community apts each week for 10 weeks to insure water temperatures do not exceed 120 degrees F.

Completion Date: 09/25/2020

Document Submission

Implemented

Please see attached documentation.

131f - Fire Extinguisher Inspection

1. Requirements

2600.

131.f. Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

Description of Violation

The fire extinguisher in the C3 stairwell on the second floor has not been inspected by a fire safety expert.

Plan of Correction

Accept

The fire extinguisher found in stairwell C3 on the second floor that was not inspected has been removed. As seen on the attached life safety plan documentation this extinguisher was left over from construction and is not part of the life safety plan for the operational facility. The hook used to hang this extinguisher has also been removed.

A 100% audit of all fire extinguishers on life safety plan were reviewed for current inspection date and tag on 9/25/20 with all tags present and current (audit attached).

Maintenance Director will complete an audit of all Fire Extinguishers each month for 3 months to insure fire extinguishers are all tagged and inspected and no extra fire extinguishers are added.

Completion Date: 09/25/2020

Document Submission

Implemented

Please see attached documentation.