



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail [REDACTED]  
Sent via e-mail [REDACTED]  
September 14, 2022

[REDACTED]  
Executive Director  
Presbyterian Homes, Inc.  
One Trinity Drive  
East Suite 201  
Dillsburg, Pennsylvania 17019

RE: Steward Place  
7 East Locust Street  
Oxford, Pennsylvania 19363  
License #: 10063

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on April 22, 2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

[REDACTED]

[REDACTED]

Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary

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

**Facility Information**

Name: *STEWARD PLACE* License #: *10063* License Expiration: *05/25/2022*  
Address: *7 EAST LOCUST STREET, OXFORD, PA 19363*  
County: *CHESTER* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

Name: *PRESBYTERIAN HOMES INC*  
Address: *ONE TRINITY DR, EAST SUITE 201, DILLSBURG, PA, 17019*  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *C-2 LP* Date: *01/27/2004* Issued By: *CWOPA L & I*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *8* Waking Staff: *6*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
Reason: *Renewal* Exit Conference Date: *04/22/2022*

**Inspection Dates and Department Representative**

04/22/2022 - On-[REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *84* Residents Served: *8*

**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: *8*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *0* Have Physical Disability: *0*

**Inspections / Reviews**

**04/22/2022 - Full**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/09/2022*

**05/17/2022 - POC Submission**

Inspections / Reviews (*continued*)

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *05/20/2022*

## 132b - Safety Inspection/Fire Drill

## 1. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

## Description of Violation

*The last fire safety inspection and supervised drill observed by a fire safety expert was conducted on 10/24/20.*

## Plan of Correction

**Accept**

*Corrected during time of the inspection, PCHA notified fire safety specialist and appointment was made to come on 4/23/22 to complete drill and complete fire letter. Drill was completed and letter received. PCHA or designee has appointment set up to come annually for compliance. Drills will be reviewed quarterly or annually as part of QAPI for compliance.*

**Completion Date:** 04/23/2022 *Licensee's Proposed Date of POC Implementation*

Implemented 9/12/22 CM

## 132d - Evacuation

## 1. Requirements

2600.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the home.

## Description of Violation

*The home does not have a maximum safe evacuation time specified in writing within the past year by a fire safety expert. The home exceeded an evacuation time of 2 minutes 30 seconds during the following drills: 12/28/21, 1/19/22, 2/22/22, and 3/31/22.*

## Plan of Correction

**Accept**

*Corrected during time of the inspection, Fire safety inspector was notified by PCHA and appointment made to come to complete annual fire drill. Drill was completed on 4/23/22. PCHA or designee will set up annual drill with fire specialist going forward for compliance. Allotted time per the drill on 4/23/22 was 5min and 45seconds.*

**Completion Date:** 04/23/2022 *Licensee's Proposed Date of POC Implementation*

Implemented 9/12/22 CM