

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

January 25, 2023

[REDACTED], VICE PRESIDENT OF OPERATIONS
WEST CHESTER PA SENIOR PROPERTY LLC

RE: MERRILL GARDENS AT WEST
CHESTER
1201 WARD AVENUE
WEST CHESTER, PA, 19380
LICENSE/COC#: 14912

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/01/2022 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: MERRILL GARDENS AT WEST CHESTER License #: 14912 License Expiration: 11/14/2023
 Address: 1201 WARD AVENUE, WEST CHESTER, PA 19380
 County: CHESTER Region: SOUTHEAST

Administrator

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

Legal Entity

Name: WEST CHESTER PA SENIOR PROPERTY LLC
 Address: [REDACTED]

Certificate(s) of Occupancy

Type: I-2 Date: 11/21/2017 Issued By: West Goshen Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 113 Waking Staff: 85

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 12/01/2022

Inspection Dates and Department Representative

12/01/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 94 Residents Served: 73

Secured Dementia Care Unit
 In Home: Yes Area: Garden House Capacity: 23 Residents Served: 19

Hospice
 Current Residents: 11

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: 40 Have Physical Disability: 1

Inspections / Reviews

12/01/2022 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/17/2022

12/13/2022 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 01/19/2023
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 12/16/2022

Inspections / Reviews *(continued)*

01/25/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/19/2023

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

15a - Resident Abuse Report

1. Requirements

2600.

15.a. The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P. S. § 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [REDACTED], at [REDACTED], resident #1 informed staff of an accusation of sexual assault that occurred the previous evening in the home's movie theatre. The home informed the Local Area Agency on Aging (AAA) of the incident by phone but did not complete and submit the Act 13 paperwork within 48 hours as required.

Plan of Correction

Accept [REDACTED] - 12/13/2022)

* The Resident Care Director reported the Abuse Allegation to the Agency on Aging and the [REDACTED] Police was notified by the GM via phone. Detective Jose Torres from the West Goshen Township Police Department Criminal Investigation arrived immediately after the complaint was made to start investigating the abuse allegation. Act 13 paperwork was not submitted by the GM.

* Starting immediately the GM or Designee will submit the ACT 13 paperwork within 48 hours of any abuse allegation along with notifying the Area Agency on Aging & the West Goshen Police Department.

Licensee's Proposed Overall Completion Date: 12/11/2022

Implemented ([REDACTED] - 01/25/2023)

141a - Medical Evaluation

2. Requirements

2600.

141.a. A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission.

Description of Violation

The medical evaluation for resident #1 was not completed within 60 days prior to admission or within 30 days after admission of the resident.

Plan of Correction

Accept [REDACTED] - 12/13/2022)

* The medical evaluation was completed with 60 days however the doctors evaluation date was not completed within 60 days.

* The RCD has completed an audit of all PC residents to ensure that the DME forms are completed within regulated time frames. See attached.

* The RCD or Designee will complete the audit of charts of all PC residents DME's every 60 days for the next 12 months to ensure compliance.

Licensee's Proposed Overall Completion Date: 12/12/2022

Implemented ([REDACTED] - 01/25/2023)