

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

February 1, 2023

[REDACTED]  
BENSALEM PCH LLC  
6400 HULMEVILLE ROAD  
BENSALEM, PA, 19020

RE: ALLEGRIA AT THE OAKS  
6400 HULMEVILLE ROAD  
BENSALEM, PA, 19020  
LICENSE/COC#: 14367

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/08/2022, 12/09/2022, 12/12/2022, 12/13/2022, 12/14/2022, 12/15/2022, 12/16/2022, 12/19/2022, 12/21/2022, 12/22/2022 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:** ALLEGRIA AT THE OAKS      **License #:** 14367      **License Expiration:** 05/29/2023  
**Address:** 6400 HULMEVILLE ROAD, BENSALEM, PA 19020  
**County:** BUCKS      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** BENSALEM PCH LLC  
**Address:** 6400 HULMEVILLE ROAD, BENSALEM, PA, 19020  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I 1      **Date:** 10/18/2018      **Issued By:** Bensalem Township

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 127      **Waking Staff:** 95

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Incident      **Exit Conference Date:** 12/22/2022

**Inspection Dates and Department Representative**

12/08/2022 Off Site [REDACTED]  
 12/09/2022 Off Site [REDACTED]  
 12/12/2022 Off Site [REDACTED]  
 12/13/2022 Off Site [REDACTED]  
 12/14/2022 Off Site [REDACTED]  
 12/15/2022 Off Site [REDACTED]  
 12/16/2022 Off Site [REDACTED]  
 12/19/2022 Off Site [REDACTED]  
 12/21/2022 Off Site [REDACTED]  
 12/22/2022 Off Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 95      **Residents Served:** 76

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** Memory Unit      **Capacity:** 36      **Residents Served:** 33

**Hospice**

**Current Residents:** 0

**Number of Residents Who:**

**Receive Supplemental Security Income:** 2      **Are 60 Years of Age or Older:** 74  
**Diagnosed with Mental Illness:** 18      **Diagnosed with Intellectual Disability:** 1  
**Have Mobility Need:** 51      **Have Physical Disability:** 1

Inspections / Reviews

12/08/2022 - Partial

Lead Inspector: [REDACTED]

Follow Up Type: *POC Submission*

Follow Up Date: *01/02/2023*

01/10/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: *01/27/2023*

Reviewer: [REDACTED]

Follow Up Type: *Document Submission* Follow Up Date: *01/31/2023*

02/01/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: *01/27/2023*

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

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 only documentation the home could provide for the last fire safety inspection observed by a fire safety expert was dated 7/29/2019.

Repeat violation: 04/18/2022 et al

Plan of Correction

Accept [redacted] 01/10/2023)

Maintenance Director began investigating with Township about the required letter. Other investigations were with Robert Muller from Fire and Safety Solutions, LLC, and one other company as a back up. The Township will not issue the letter. The root cause of the problem is a miscommunication between the Township and a former Maintenance Director, coupled with the fact that the current Maintenance Director is new to the community, having been hired in [redacted]

In discussions with Robert Muller, it was determined that his company will be retained again to do the fire safety inspection observed by a fire safety expert. The date is set for him to come on January 10, 2023 for inspection and fire drill. He will then give us the required letter after that inspection and drill.

Licensee's Proposed Overall Completion Date: 02/27/2023

Implemented [redacted] - 02/01/2023)

187a - Medication Record

3. Requirements

2600.

187.a. A medication record shall be kept to include the following for each resident for whom medications are administered:

1. Resident's name.
2. Drug allergies.
3. Name of medication.
4. Strength.
5. Dosage form.
6. Dose.
7. Route of administration.
8. Frequency of administration.
9. Administration times.
10. Duration of therapy, if applicable.
11. Special precautions, if applicable.
12. Diagnosis or purpose for the medication, including pro re nata (PRN).
13. Date and time of medication administration.
14. Name and initials of the staff person administering the medication.

Description of Violation

Resident 1 is prescribed [redacted]

**187a - Medication Record (continued)**

However, resident's December 2022 medication administration record does not indicate the diagnosis or purpose for the medications.

Repeat violation: 4/18/2022 et al

**Plan of Correction****Accept** - 01/10/2023)

DON and Assistant corrected resident's medication administration record to note the diagnosis or purpose of each medication. They also reviewed all other residents' medication list to insure all diagnoses were included.

DON and Assistant researched systems with iCare manager and IPPC pharmacy to streamline the process.

All nursing staff was instructed to ensure that all new orders for medication(s) have a corresponding diagnosis and/or purpose.

The overnight nurse will be assigned to monitor all new orders weekly to ensure compliance.

**Licensee's Proposed Overall Completion Date: 01/31/2023**

**Implemented** - 01/31/2023)