

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

May 11, 2023

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

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 03/13/2023 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: 82 Waking Staff: 62

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint, Incident Exit Conference Date: 03/13/2023

**Inspection Dates and Department Representative**

03/13/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 94 Residents Served: 67  
 Secured Dementia Care Unit  
 In Home: Yes Area: Gardenhouse Capacity: 23 Residents Served: 14  
 Hospice  
 Current Residents: 9  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 67  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 15 Have Physical Disability: 1

**Inspections / Reviews**

03/13/2023 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/03/2023

04/04/2023 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 05/02/2023  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/09/2023

Inspections / Reviews *(continued)*

04/11/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/02/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/11/2023

05/11/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/02/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

225c - Additional Assessment

1. Requirements

2600.

225.c. The resident shall have additional assessments as follows:

- 2. If the condition of the resident significantly changes prior to the annual assessment.

Description of Violation

Resident #1's most recent assessment was completed on [REDACTED] does not include the need for 2 hour checks overnight from the [REDACTED] hospice order.

Plan of Correction

Accept [REDACTED] - 04/11/2023)

All charts & existing support plans for Garden House Residents will be updated & reviewed within 15 days of change of condition by the GHD(Garden House Director), SRCD(Senior Resident Care Director) or designee. Monthly audits will be completed by the GHD, SRCD or designee to review & ensure accuracy and completion of all support plans & assessments with a detailed record of recent change in condition by the end of each month for the next 3 months. March audit attached.

Licensee's Proposed Overall Completion Date: 04/07/2023

Implemented [REDACTED] - 05/11/2023)