

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

October 23, 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 licensing inspections on 09/21/2023 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

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: 101 Waking Staff: 76

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint Exit Conference Date: 09/21/2023

**Inspection Dates and Department Representative**

09/21/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 94 Residents Served: 83  
 Secured Dementia Care Unit  
 In Home: Yes Area: Garden House Capacity: 23 Residents Served: 18  
 Hospice  
 Current Residents: 16  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 83  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 18 Have Physical Disability: 1

**Inspections / Reviews**

09/21/2023 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND