

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

June 18, 2024

[REDACTED], REGIONAL VICE-PRESIDENT OF OPERATIONS  
KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC

RE: SPRING MILL SENIOR LIVING  
3000 BALFOUR CIRCLE  
PHOENIXVILLE, PA, 19460  
LICENSE/COC#: 14632

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 05/29/2024 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,

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: SPRING MILL SENIOR LIVING License #: 14632 License Expiration: 06/02/2025
Address: 3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460
County: CHESTER Region: SOUTHEAST

Administrator

Name: [Redacted] Phone: [Redacted]

Legal Entity

Name: KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC
Address: [Redacted]

Certificate(s) of Occupancy

Type: Other Date: 09/10/2009 Issued By: East Pikeland Township
Type: I-2 Date: 09/10/2009 Issued By: East Pikeland Township
Type: Other Date: 09/10/2009 Issued By: East Pikeland Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 119 Waking Staff: 89

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint, Incident Exit Conference Date: 05/29/2024

Inspection Dates and Department Representative

05/29/2024 - On-Site: Dean Gray

Resident Demographic Data as of Inspection Dates

General Information
License Capacity: 98 Residents Served: 93
Secured Dementia Care Unit
In Home: Yes Area: Memory Care Capacity: 22 Residents Served: 19
Hospice
Current Residents: 8
Number of Residents Who:
Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 93
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 26 Have Physical Disability: 0

Inspections / Reviews

05/29/2024 Partial
Lead Inspector: [Redacted] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND