

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

October 7, 2024

[REDACTED]  
ELM TERRACE GARDENS  
[REDACTED]

RE: ELM TERRACE GARDENS  
660 N. BROAD ST., 3RD & 4TH FL  
LANSDALE, PA, 19446  
LICENSE/COC#: 12783

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 09/18/2024 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,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: *ELM TERRACE GARDENS* License #: *12783* License Expiration: *06/10/2025*  
Address: *660 N. BROAD ST., 3RD & 4TH FL, LANSDALE, PA 19446*  
County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

Name: *ELM TERRACE GARDENS*  
Address: [REDACTED]  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *Other* Date: *05/01/1992* Issued By: *Borough of Lansdale*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *126* Waking Staff: *95*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *09/18/2024*

**Inspection Dates and Department Representative**

09/18/2024 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
License Capacity: *250* Residents Served: *80*  
Secured Dementia Care Unit  
In Home: *Yes* Area: *Aspire* Capacity: *24* Residents Served: *24*  
Hospice  
Current Residents: *7*  
Number of Residents Who:  
Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *80*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *46* Have Physical Disability: *2*

**Inspections / Reviews**

09/18/2024 - Partial  
Lead Inspector: [REDACTED] Follow-Up Type: *Not Required*

**NO DEFICIENCIES FOUND**