

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

February 14, 2025

[REDACTED]
CSH EXTON LESSEE LLC
[REDACTED]

Second Floor
[REDACTED]

RE: ARBOR TERRACE EXTON
100 OAKLANDS BOULEVARD
EXTON, PA, 19341
LICENSE/COC#: 14793

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/13/2025 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: ARBOR TERRACE EXTON **License #:** 14793 **License Expiration:** 07/27/2025
Address: 100 OAKLANDS BOULEVARD, EXTON, PA 19341
County: CHESTER **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: CSH EXTON LESSEE LLC

Address: [REDACTED]

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

Certificate(s) of Occupancy

Type: I-1 **Date:** 01/11/2021 **Issued By:** West Whiteland Township

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 106 **Waking Staff:** 80

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 01/13/2025

Inspection Dates and Department Representative

01/13/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 99 **Residents Served:** 79

Secured Dementia Care Unit

In Home: Yes **Area:** Memory Care Unit **Capacity:** 32 **Residents Served:** 28

Hospice

Current Residents: 10

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 79
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 27 **Have Physical Disability:** 2

Inspections / Reviews

01/13/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 02/03/2025

02/07/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 02/10/2025
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 02/17/2025

Inspections / Reviews *(continued)*

02/14/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/10/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

82c - Locking Poisonous Materials**1. Requirements**

2600.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.

Description of Violation

Pantene shampoo and Ivory body wash were unlocked, unattended, and accessible to resident [REDACTED]. Not all the residents of the home, including 1, have been assessed as capable of recognizing and using poisons safely.

Plan of Correction

Accept [REDACTED] - 02/07/2025)

The Memory Care Director removed and locked up the shampoo and bodywash at the time of inspection.

Immediately on 1/13/2025, all resident areas/apartments on the SDU were inspected and confirmed that there were no additional poisonous items accessible to residents. All direct care staff will be re-educated on the proper storage of poisonous substances by 2/10/2025 by the Memory Care Director/Designee. Effective 2/3/2025 the Memory Care Director/Designee will complete random weekly resident room audits on 3 rooms/week for 3 months.

Licensee's Proposed Overall Completion Date: 02/03/2025

Implemented [REDACTED] 02/14/2025)