

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

February 6, 2025

[REDACTED]
470 MANOR OPERATING LLC
[REDACTED]
[REDACTED]

RE: ST. MARTHA VILLA FOR
INDEPENDENT & RETIREMENT
LIVING
490 MANOR AVENUE
DOWNTOWN, PA, 19335
LICENSE/COC#: 14108

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/14/2025 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: ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING License #: 14108 License Expiration: 06/27/2025

Address: 490 MANOR AVENUE, DOWNINGTOWN, PA 19335

County: CHESTER

Region: SOUTHEAST

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: 470 MANOR OPERATING LLC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP

Date: 07/24/2021

Issued By: CWOPA L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 108

Waking Staff: 81

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Fine

Exit Conference Date: 01/14/2025

Inspection Dates and Department Representative

01/14/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 135

Residents Served: 56

Secured Dementia Care Unit

In Home: Yes

Area: Carlson

Capacity: 30

Residents Served: 27

Hospice

Current Residents: 4

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 56

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 52

Have Physical Disability: 0

Inspections / Reviews

01/14/2025 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 02/03/2025

01/31/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/30/2025

Reviewer: [REDACTED]

Follow-Up Type: Document Submission

Follow-Up Date: 02/02/2025

Inspections / Reviews *(continued)*

02/06/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/31/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

252 - Record Content

1. Requirements

2600.

252. Content of Resident Records - Each resident's record must include the following information:

Description of Violation

Resident [redacted] record does not include a copy of the resident-home contract, an inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated, or a copy of the official death certificate.

Resident [redacted] record does not include a copy of the resident-home contract, an inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated, or, signed notification of rights, grievance procedures and applicable consent to treatment protections specified in § 2600.41 (relating to notification of rights and complaint procedures).

Resident [redacted] record does not include a copy of the resident-home contract, or an inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated.

Plan of Correction

Accept [redacted] - 01/31/2025)

2600.252

1.

Admissions director ensured Resident [redacted] home contract was added to resident's file. Resident's official death certificate was added to the chart. Resident did not complete personal inventory form. Completed on or about 1/31/2025.

Admissions director ensured Residents [redacted] home contract was added to the resident's file. Residents was asked if he would like a personal property inventory completed, the resident declined. Resident signed notification of rights, grievance procedures, and applicable consent to treatment protections. Completed on or about 1/31/2025.

Admissions director ensured Resident [redacted] home contract was added to the resident's chart. Resident was asked if she would like a personal property inventory completed, the resident declined. Completed on or before 1/31/2025.

2. Admissions Director ensured home contracts for residents are in each chart. Director of nursing audited death certificates of expired residents if a certificate could be obtained the charts were updated. Admission director ensured admission paperwork was complete for each resident. An audit of personal inventory was completed and cannot be retroactively corrected. Completed on or before 1/31/2025.

3. Admissions Director and Director of Nursing were educated on the importance ensuring admission paperwork is completed timely, Death Certificates are updated in resident charts, and personal property inventory is reviewed and completed if resident consents to the process. The education was completed by the administrator on or before 1/31/2025.

4. Administrator or designee will complete once a week audit of resident charts to ensure death certificates are present, property inventory sheets were completed if required, and admission paperwork is noted in charts of new residents. The audit will be completed once a week for one month. The results of the audit will be reviewed and the routine Qapi meeting.

Proposed Overall Completion Date: 01/31/2025

Licensee's Proposed Overall Completion Date: 01/31/2025

252 Record Content (*continued*)

Implemented [REDACTED] - 02/06/2025)