

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

March 6, 2025

[REDACTED]  
DISCOVERY READING LEASING LLC  
[REDACTED]

SUITE 201  
[REDACTED]

RE: RITTENHOUSE VILLAGE AT  
MUHLENBERG  
2900 LAWN TERRACE  
READING, PA, 19605  
LICENSE/COC#: 22802

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/31/2025 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: RITTENHOUSE VILLAGE AT MUHLENBERG License #: 22802 License Expiration: 05/01/2025  
 Address: 2900 LAWN TERRACE, READING, PA 19605  
 County: BERKS Region: NORTHEAST

**Administrator**

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

**Legal Entity**

Name: DISCOVERY READING LEASING LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: I-1 Date: 11/17/2009 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 103 Waking Staff: 77

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint Exit Conference Date: 01/31/2025

**Inspection Dates and Department Representative**

01/31/2025 - On-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 104 Residents Served: 88  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 7  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 88  
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 1  
 Have Mobility Need: 15 Have Physical Disability: 3

**Inspections / Reviews**

01/31/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 02/24/2025

02/26/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 03/06/2025  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/05/2025

Inspections / Reviews *(continued)*

03/06/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/06/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document Submission*

03/06/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/06/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

25c10 - Advance Notice

1. Requirements

2600.

25.c. At a minimum, the contract must specify the following:

- 10. A statement that the resident is entitled to at least 30 days' advance notice, in writing, of the home's request to change the contract.

Description of Violation

The home did not provide Resident [REDACTED] with a 30-day written statement of the increase in rate from care level 2 at [REDACTED] a month to care level 4 at [REDACTED] per month that went into effect on [REDACTED].

Plan of Correction

Accept [REDACTED] - 03/06/2025)

The root cause analysis determined that formal documentation was not provided to the family when the level of care was increased on September 24, 2024. A new level of care assessment was completed on January 31, 2025, resulting in a decrease to Level 1. A written communication to the party responsible for payment was sent on February 5, 2025. To address this issue, the Executive Director trained the Director of Health and Wellness and the Business Office Manager on January 31, 2025, to ensure that a 30-day notice is provided when changes are made to the level of care for our residents. If the level of care is decreased, the charges will be adjusted immediately. Additionally, starting from January 31, 2025, a meeting with the party responsible and/or the resident will be required to discuss any changes and complete the Resident Level of Care Communication. Effective January 31, 2025, the Director of Health and Wellness will incorporate the levels of care into the existing tracking system used for RASPs and DMEs to ensure that all levels of care are kept up to date. This system will be reviewed monthly to guarantee that all levels of care remain current and accurate. By March 15, 2025, the Director of Health and Wellness will conduct a comprehensive review of the levels of care for all residents to ensure they accurately reflect the residents' needs. (see supporting documentation)

Licensee's Proposed Overall Completion Date: 03/05/2025

Implemented [REDACTED] - 03/06/2025)

225a - Assessment 15 Days

2. Requirements

2600.

225.a. A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

Description of Violation

Resident [REDACTED] was admitted to the home on [REDACTED]. The representative of the department requested the resident assessment and support plan for Resident [REDACTED] at 9:45am on [REDACTED]. The home was unable to locate or provide verification the resident assessment was completed.

Plan of Correction

Accept [REDACTED] - 02/26/2025)

The root cause analysis determined that the initial RASP needed to be completed on 7/30/2024. The initial RASP was completed on 1/31/2025. The Director of Health and Wellness was trained on this regulation and POC on 1/9/2025 and 1/31/2025. The Director of Health and Wellness has completed a thorough audit of all charts and ensured that all RASPs were finalized by February 1st, 2025. Effective January 15, 2025, the Director of Health and Wellness follows a tracking system designed to keep all RASPs up to date. This system will be reviewed monthly to ensure

225a Assessment 15 Days (continued)

that all RASPs remain current and compliant. (see the attached supporting documentation)

Licensee's Proposed Overall Completion Date: 02/24/2025

Implemented [redacted] - 03/06/2025)

227a - Support Plan 30 Days

3. Requirements

2600.

227.a. A resident requiring personal care services shall have a written support plan developed and implemented within 30 days of admission to the home. The support plan shall be documented on the Department's support plan form.

Description of Violation

Resident [redacted] was admitted to the home on [redacted]. The representative of the department requested the resident assessment and support plan for Resident [redacted] at 9:45am on [redacted]. The home was unable to locate or provide verification the resident support plan was completed.

Plan of Correction

Accept [redacted] - 02/26/2025)

The root cause analysis determined that the RASP needed to be completed on 7/30/2024. The initial RASP was completed on 1/31/2025. The Director of Health and Wellness was trained in this regulation 1/31/2025. The Director of Health and Wellness has completed a thorough audit of all charts and ensured that all RASPs were finalized by February 1st, 2025. Effective January 15, 2025, the Director of Health and Wellness follows a tracking system designed to keep all RASPs up to date. This system will be reviewed monthly to ensure that all RASPs remain current and compliant. (see the attached supporting documentation)

Licensee's Proposed Overall Completion Date: 02/24/2025

Implemented [redacted] 03/06/2025)