

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

April 7, 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 03/19/2025 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:** 111 **Waking Staff:** 83

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 03/19/2025

Inspection Dates and Department Representative

03/19/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 99 **Residents Served:** 84

Secured Dementia Care Unit

In Home: Yes **Area:** Bridges **Capacity:** 32 **Residents Served:** 26

Hospice

Current Residents: 5

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 84
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 27 **Have Physical Disability:** 0

Inspections / Reviews

03/19/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/05/2025

04/07/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 04/07/2025
Reviewer: [REDACTED] **Follow-Up Type:** Bypass Document Submission

Inspections / Reviews *(continued)*

04/07/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/07/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

227g -Support Plan Signatures

1. Requirements

2600.

227.g. Individuals who participate in the development of the support plan shall sign and date the support plan.

Description of Violation

Resident [redacted] participated in the development of [redacted] support plan on [redacted]. However, the resident did not sign the support plan.

Plan of Correction

Accept ([redacted] - 04/07/2025)

Resident [redacted] support plan was corrected to include the signature of participation by the resident on [redacted]. See attached. Beginning 4/1/2025 the ED/Designee will be complete an audit monthly of at a miminum 10% of resident RASPs for compliance with 2600.227g. Results of the audit will be maintained in the QI binder.

Licensee's Proposed Overall Completion Date: 04/04/2025

Implemented ([redacted] 04/07/2025)

233c - Key-Locking Devices

2. Requirements

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

On [redacted] at 9:55am, The incorrect instructions where posted next to the exit doors from the home's 2nd, 3rd and 4th stairwells on the second and third floor in Bridges Memory Care and Personal Care and at the main gate in the Memory Care area patio.

Plan of Correction

Accept ([redacted] 04/07/2025)

The code instructions were corrected on the date of inspection. Code instruction postings will be added to the weekly environmental rounds effective 4/1/2025. Beginning 4/1/2025, if/when key code numbers are changed, a sign off sheet will be completed ensuring that key code instructions have been completed.

Licensee's Proposed Overall Completion Date: 04/05/2025

Implemented ([redacted] - 04/07/2025)