

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

April 17, 2025

[REDACTED], OPERATIONS  
ACTS RETIREMENT-LIFE COMMUNITIES INC  
[REDACTED]  
[REDACTED]

RE: OAKBRIDGE TERRACE AT FORT  
WASHINGTON ESTATES  
735 SUSQUEHANNA ROAD  
FORT WASHINGTON, PA, 19034  
LICENSE/COC#: 13894

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/24/2025 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: OAKBRIDGE TERRACE AT FORT WASHINGTON ESTATES License #: 13894 License Expiration: 05/24/2026  
Address: 735 SUSQUEHANNA ROAD, FORT WASHINGTON, PA 19034  
County: MONTGOMERY Region: SOUTHEAST

**Administrator**

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

**Legal Entity**

Name: ACTS RETIREMENT-LIFE COMMUNITIES INC  
Address: [Redacted]  
Phone: [Redacted] Email: [Redacted]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 09/17/1998 Issued By: COPA L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 15 Waking Staff: 11

**Inspection Information**

Type: Full Notice: Unannounced BHA Docket #:  
Reason: Renewal Exit Conference Date: 03/24/2025

**Inspection Dates and Department Representative**

03/24/2025 - On-Site: [Redacted]

**Resident Demographic Data as of Inspection Dates**

General Information			
License Capacity: 18		Residents Served: 12	
Special Care Unit			
In Home: No	Area:	Capacity:	Residents Served:
Hospice			
Current Residents: 0			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 12	
Diagnosed with Mental Illness: 0		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 3		Have Physical Disability: 0	

**Inspections / Reviews**

03/24/2025 - Full  
Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 04/14/2025

04/11/2025 - POC Submission  
Submitted By: [Redacted] Date Submitted: 04/17/2025  
Reviewer: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 04/16/2025

Inspections / Reviews *(continued)*

04/17/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: 04/17/2025

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: 04/24/2025

04/17/2025 - Document Submission

Submitted By: [REDACTED] Date Submitted: 04/17/2025

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

18 Other laws, regs, ordins.

1. Requirements

2800.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

34 Pa.Code Chapter 3, known as the Boilers and Unfired Pressure Vessels regulations. (governed by Department of Labor and Industry). If a residence has a boiler, it must have a valid "Certificate of Boiler or Pressure Vessel Operation" issued by the PA Department of Labor and Industry. Upon expiration of the certificate, boilers must be inspected, and if they pass inspection they will be issued a new certificate. The residence's boiler certificate expired on 3/6/2025.

Plan of Correction

Accept [redacted] - 04/11/2025)

New certificate of Boiler or Pressure Vessel Operation was issued by the Commonwealth of Pennsylvania Department of Labor and Industry on 3/30/2025 after inspection on 3/25/2025. (copy attached). Plant Operations staff re-educated on Regulation 2800.18 and the need to comply with applicable Federal, State and local laws and ordinances and Violation of Pa. code Chapter three known as Boilers and Unfired Pressure Vessel Operations. (copy attached)

Licensee's Proposed Overall Completion Date: 04/11/2025

Implemented [redacted] - 04/17/2025)

103c Food protected

2. Requirements

2800.

103.c. Food shall be protected from contamination while being stored, prepared, transported and served.

Description of Violation

On 3/24/2025, at 10:30am, there were uncovered, unattended trays of peas, carrots and rice stored in the kitchen on a prep station.

Plan of Correction

Accept [redacted] - 04/11/2025)

3/24/2025-3/28/2025. Culinary Director and Executive Chef re-educated all culinary team members on the importance of making sure all food is protected while being stored, prepared, transported and served. If any item is unattended for any reason, it will be discarded.

3/25/25-4/22/2025. Culinary Team members and Management team will perform hourly rounds throughout the kitchen and walk-ins making sure all food is being protected from any contamination. Any issues noted during time of monitoring will be discarded, reviewed and addressed immediately. Re-education and monitoring of food items will be ongoing. (Re-education attached.)

Licensee's Proposed Overall Completion Date: 04/11/2025

Implemented [redacted] - 04/17/2025)

103g Storing food

3. Requirements

2800.

103g Storing food (continued)

103.g. Food shall be stored in closed or sealed containers.

Description of Violation

The eggplant parmesan in the stand-up refrigerator was opened and unsealed.

Plan of Correction

Accept [redacted] - 04/11/2025)

3/24/2025 Eggplant was in reach freezer and was removed and discarded.

3/24/2025—3/28/2025 Culinary Director and Executive Chef re-educated all Culinary team members on the importance of making sure all food is stored in a closed and sealed container. If any item is open and not sealed properly it is to be discarded. 3/25/25-4/22/2025. Culinary Team members and Management team will perform hourly rounds throughout the kitchen and walk-ins making sure all food is being protected from any contamination. Any issues noted during time of monitoring will be discarded, reviewed and addressed immediately. Re-education and monitoring of food items will be ongoing. (Re-education attached.)

Licensee's Proposed Overall Completion Date: 04/22/2025

Implemented [redacted] - 04/17/2025)

103i Outdated food

4. Requirements

2800.

103.i. Outdated or spoiled food or dented cans may not be used.

Description of Violation

Cole slaw with a use by date of 3/23/25 remained in the walk-in refrigerator on 3/24/25.

Cherries with a use by date and time of 3/24/25 by 9:32am remained in the refrigerator on 3/24/2025 at 10:30am.

Plan of Correction

Accept [redacted] - 04/11/2025)

3/24/2025 Coleslaw and cherries were removed from the refrigerator and discarded at the time of the audit.

3/24/2025-3/28/2025 Culinary Director and Executive Chef re-educated all Culinary team members on the labeling and dating system. Culinary Team members and Management team will perform hourly rounds throughout the kitchen and walk-ins making sure all food is properly dated and dated items with expired dates and times are discarded. Any issues noted during time of monitoring will be discarded, reviewed and addressed immediately. Re-education and monitoring of food items will be ongoing. (Re-education attached.)

Licensee's Proposed Overall Completion Date: 04/11/2025

Implemented [redacted] - 04/17/2025)

184a Resident meds labeled

5. Requirements

2800.

184a Resident meds labeled (continued)

184.a. The original container for prescription medications shall be labeled with a pharmacy label that includes the following:

- 4. The prescribed dosage and instructions for administration.

Description of Violation

The pharmacy label for resident 1's Simvastin 20mg tab reads "Take 1 tablet by mouth every evening." The label does not match the prescribed dosage and instructions for administration written on the MAR which reads " Take 1 tablet by mouth one time a day for cholesterol." The medication is being administered in the morning.

Plan of Correction

Accept [redacted] - 04/11/2025)

Director of Assisted Living re-educated team members on the importance of reading all medication labels and placing a change of direction stickers on any medication that has an administrative change as per regulation 2800.184.a. The original container for prescription medications shall be labeled with a pharmacy label that includes the prescribed dosage and instructions for administration. (re-education attached). The Medication cart will be monitored by the Director of Assisted Living or designee weekly ongoing. ( documentation attached)

Licensee's Proposed Overall Completion Date: 04/11/2025

Implemented [redacted] - 04/17/2025)

227d Support plan – med/dental

6. Requirements

2800.

227.d. Each residence shall document in the resident’s final support plan the dietary, medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident’s physician, physician’s assistant or certified registered nurse practitioner, determine the necessity of these services. This requirement does not require a residence to pay for the cost of these medical and behavioral care services. The final support plan must document the assisted living services and supplemental health care services, if applicable, that will be provided to the resident.

Description of Violation

The assessment for resident # 2, dated [redacted], indicates the resident has a need for short term and long-term memory care and assistance with engaging in social activities. The resident's support plan, dated [redacted], does not document how this need will be met.

Plan of Correction

Accept [redacted] - 04/17/2025)

Plan of Correction: The Director of Assisted Living re-educated Assisted Living team members on the importance of making sure that each residents support plan addresses the need to be met as per regulation 2800.227.d (copy of re-education attached). Director of Assisted Living or Designee will audit all Support Plans on a Weekly Basis, then quarterly. Findings will be reported during quarterly Quality and Improvement meetings. (documentation attached)

Licensee's Proposed Overall Completion Date: 04/14/2025

Implemented [redacted] - 04/17/2025)