

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

August 5, 2025

[REDACTED]  
CSW ARBOUR SQUARE IV DOYLESTOWN LP  
[REDACTED]

RE: MERCER HILL AT DOYLESTOWN  
2010 SOUTH EASTON ROAD  
DOYLESTOWN, PA, 18901  
LICENSE/COC#: 14872

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/08/2025 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:** MERCER HILL AT DOYLESTOWN      **License #:** 14872      **License Expiration:** 02/18/2026  
**Address:** 2010 SOUTH EASTON ROAD, DOYLESTOWN, PA 18901  
**County:** BUCKS      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** CSW ARBOUR SQUARE IV DOYLESTOWN LP  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I-2      **Date:** 10/20/2021      **Issued By:** Township of Doylestown

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 105      **Waking Staff:** 79

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Monitoring      **Exit Conference Date:** 05/08/2025

**Inspection Dates and Department Representative**

05/08/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 97      **Residents Served:** 77

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** Reflections      **Capacity:** 26      **Residents Served:** 19

**Hospice**

**Current Residents:** 3

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 77  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 28      **Have Physical Disability:** 0

**Inspections / Reviews**

05/08/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 06/02/2025

06/03/2025 - POC Submission

**Submitted By:** [REDACTED]      **Date Submitted:** 07/08/2025  
**Reviewer:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 06/08/2025

Inspections / Reviews *(continued)*

06/11/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/08/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/15/2025

08/05/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/08/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

183e - Storing Medications

1. Requirements

2600.

183.e. Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.

Description of Violation

Resident [redacted] is prescribed [redacted] - one drop in both eyes every night at bedtime. The drops were opened [redacted]. Manufacturer's instructions indicate the drops should be discarded 28 days after opening. The drops were still present in the medication cart on [redacted].

Repeat Violation Date: [redacted] et al

Plan of Correction

Accepted [redacted] - 06/11/2025)

All findings from site visit were corrected in medication cart as of 6/2/2025.

Medications that were expired were properly discarded.

All medication carts audits have been completed.

All nurses and med techs will be re-educated on regulation 2600.183.e by 5/31/2025 by ED Specialist (LPN, PCHA, Certified Med Tech Trainer) or RCD (LPN, Certified Med Tech Trainer).

-RCD, nurse, or designee will audit medication cart weekly X 4 weeks to ensure compliance starting week of 6/4/2025.

Licensee's Proposed Overall Completion Date: 06/14/2025

Implemented [redacted] - 08/05/2025)

187d - Follow Prescriber's Orders

2. Requirements

2600.

187.d. The home shall follow the directions of the prescriber.

Description of Violation

Resident [redacted] was not administered the following medications on [redacted] at 5pm:

- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

Resident [redacted] is prescribed [redacted] take one tablet by mouth every night at bedtime for cognitive impairment. This medication was not administered on [redacted] at 9:00pm.

187d - Follow Prescriber's Orders (continued)

Resident [REDACTED] is prescribed [REDACTED] - place 1 melt adhesive site on outside of molar and/or adjoining gum upper or lower, white side touching cheek every night at bedtime for dry mouth. This medication was not administered on [REDACTED] at 9:00pm

Repeat Violation Date: [REDACTED] et al

Plan of Correction

Accept [REDACTED] - 06/11/2025)

- Med techs, and nurses will be re-educated on regulation 2600.187.d by 5/31/2025 by ED Specialist (LPN, PCHA, Certified Med Tech Trainer) or RCD (LPN, Certified Med Tech Trainer).
- All Med Techs received full re-education on medication administration and a skills check by a Certified Med Tech Trainer by 6/4/2025 for proficiency of medication administration as root cause uncovered need for in-depth learning.
- Initial MAR/Cart audits were completed for all residents.
- 20% of MARs will be audited monthly X 3 months by RCD, nurse, or designee to ensure compliance with prescriber orders starting 6/4/2025.

Licensee's Proposed Overall Completion Date: 06/14/2025

Implemented [REDACTED] - 08/05/2025)