

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

June 2, 2025

[REDACTED]  
SHP V WILLISTOWN LLC  
[REDACTED]  
[REDACTED]

RE: ARBOR TERRACE WILLISTOWN  
1713 WEST CHESTER PIKE  
WEST CHESTER, PA, 19382  
LICENSE/COC#: 14245

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 05/15/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

**Name:** ARBOR TERRACE WILLISTOWN **License #:** 14245 **License Expiration:** 07/19/2025  
**Address:** 1713 WEST CHESTER PIKE, WEST CHESTER, PA 19382  
**County:** CHESTER **Region:** SOUTHEAST

## Administrator

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

## Legal Entity

**Name:** SHP V WILLISTOWN LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** I-1 **Date:** 11/01/2021 **Issued By:** West Whiteland Township

## Staffing Hours

**Resident Support Staff:** 0 **Total Daily Staff:** 126 **Waking Staff:** 95

## Inspection Information

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Complaint, Incident **Exit Conference Date:** 05/15/2025

## Inspection Dates and Department Representative

05/15/2025 - On-Site [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 104 **Residents Served:** 82

## Secured Dementia Care Unit

**In Home:** Yes **Area:** Memory Care Unit **Capacity:** 35 **Residents Served:** 27

## Hospice

**Current Residents:** 4

## Number of Residents Who:

**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 82  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 44 **Have Physical Disability:** 0

## Inspections / Reviews

05/15/2025 Partial

**Lead Inspector:** [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND