

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

August 7, 2025

[REDACTED]
DEER MEADOWS OPERATING II LLC
[REDACTED]

RE: DEER MEADOWS RESIDENCES
8301 ROOSEVELT BOULEVARD
PHILADELPHIA, PA, 19152
LICENSE/COC#: 14126

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/30/2025 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: DEER MEADOWS RESIDENCES License #: 14126 License Expiration: 12/01/2025
 Address: 8301 ROOSEVELT BOULEVARD, PHILADELPHIA, PA 19152
 County: PHILADELPHIA Region: SOUTHEAST

Administrator

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

Legal Entity

Name: DEER MEADOWS OPERATING II LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 10/14/2010 Issued By: Philadelphia L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 87 Waking Staff: 65

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Incident Exit Conference Date: 06/30/2025

Inspection Dates and Department Representative

06/30/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 182 Residents Served: 63

Secured Dementia Care Unit
 In Home: Yes Area: 3rd and 5th floor Capacity: 39 Residents Served: 24

Hospice
 Current Residents: 5

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 87
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 24 Have Physical Disability: 0

Inspections / Reviews

06/30/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 07/31/2025

07/31/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 08/06/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 08/05/2025

Inspections / Reviews *(continued)*

08/04/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/06/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 08/07/2025

08/07/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/06/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

86b Bathroom

1. Requirements

2600.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

Description of Violation

The bathroom in room [REDACTED], does not have an operable window or ventilation fan. The exhaust is inoperable and there is no window in the bathroom.

Plan of Correction

Accept [REDACTED] - 08/04/2025)

Upon notification of violation 86b- Bathroom exhaust fan for ventilation found not working in room [REDACTED] the Director of Maintenance reported to the room immediately and found exhaust fan not working. Director audited the remaining rooms on the 3rd floor immediately and found no other errors with exhaust fans. Director found a mechanical relay malfunctioned within the unit, vendor was contacted and unit was repaired on 7/2/2025. (see attached) To help ensure there are no further violations in regards to operable ventilation fans the Director of Plant Operations, or designee, will complete a weekly audit for the next 30 days to ensure all exhaust fans within the Bair building are working correctly. (see attached). Results of the audit will be submitted to the Administrator weekly and findings will be reviewed at quarterly QAPI meeting.

Licensee's Proposed Overall Completion Date: 08/05/2025

Implemented [REDACTED] - 08/07/2025)

88a Surfaces

2. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

In the memory care unit, near the nurse's station, three electrical breaker panels were unlocked and unattended, the panels were accessible to all residents.

In the memory care unit, in the kitchenette area approximately 5 push pins were left unattended in an unlocked cabinet accessible to all residents.

Plan of Correction

Accept [REDACTED] - 08/04/2025)

Upon recognition violation 2600.88a- surfaces, in relation to the electrical breaker panels unlocked and unattended on the memory care unit, Director of Plant Operations immediately locked and secured all breaker panels within the Bair building. To help ensure no further violations in regards to 2600.88a on 7/2/2025 all maintenance staff were educated on the importance and requirement of locking all breaker panels (see attached.) Director of Plant Operations also immediately began weekly rounds to audit that all breaker panels were locked and secured, audits were completed by Director of Plant Operations on 7/10/2025, 7/17/2025 and 7/25/2025. (see attached), audits will continue for the next 30 days to ensure the home remains in compliance, weekly audits will be submitted to Administrator and findings will be reviewed at the Quarterly QAPI meeting.

Also In regards to surfaces, and push pins that were found unattended in an unlocked cabinet accessible to all residents, Residential Health Center Coordinator immediately removed all push pins from the cabinet and verbally educated staff on the unit in regards to making sure the push pins were not left accessible to residents. To help

88a - Surfaces (continued)

ensure no further violations occur Residential Administrator met with all Activity Department staff on 7/28/2025 to complete an in-service in regards to the violation of 2600.88a and Deer Meadows Policy in regards to postings and decorating and using approved materials moving forward (see attached).

Licensee's Proposed Overall Completion Date: 08/05/2025

Implemented (█) - 08/07/2025)

162c - Menus Posted

3. Requirements

2600.

162.c. Menus, stating the specific food being served at each meal, shall be prepared for 1 week in advance and shall be followed. Weekly menus shall be posted 1 week in advance in a conspicuous and public place in the home.

Description of Violation

The home did not have a menu posted in the memory care unit.

Plan of Correction

Accept (█) - 08/04/2025)

Upon recognition of violation to 162c- Menus posted, Director of Dining Services immediately replaced the daily menu and weekly menu on the unit on the Bair 3 unit. Director also immediately checked all additional units to ensure menus were posted throughout, no other errors were found. To ensure no further violation of 162C occur, a daily audit began on 7/3/2025 of all pantries (see attached). The audit will be completed by the Director of Dining Services, or designee, 5x's per week for the next 30 days, and findings will be submitted to Administrator. The findings will be reviewed at Quarterly QA meeting. (see attached).

Licensee's Proposed Overall Completion Date: 08/05/2025

Implemented (█) - 08/07/2025)