

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

July 25, 2025

[REDACTED]
470 MANOR OPERATING LLC
[REDACTED]
[REDACTED]

RE: ST. MARTHA VILLA FOR
INDEPENDENT & RETIREMENT
LIVING
490 MANOR AVENUE
DOWNTOWN, PA, 19335
LICENSE/COC#: 14108

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/14/2025 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: ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING **License #:** 14108 **License Expiration:** 06/27/2025
Address: 490 MANOR AVENUE, DOWNINGTOWN, PA 19335
County: CHESTER **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: 470 MANOR OPERATING LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 07/24/2021 **Issued By:** COPA L & I

Staffing Hours

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

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Monitoring **Exit Conference Date:** 07/14/2025

Inspection Dates and Department Representative

07/14/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 135		Residents Served: 53	
Secured Dementia Care Unit			
In Home: Yes	Area: Carlson	Capacity: 35	Residents Served: 22
Hospice			
Current Residents: 4			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 53	
Diagnosed with Mental Illness: 4		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 34		Have Physical Disability: 0	

Inspections / Reviews

07/14/2025 Partial
Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/02/2025

Inspections / Reviews (*continued*)

07/25/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/25/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document
Submission*

07/25/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/25/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

25b - Contract Signatures

1. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract Addendum to Personal Care Admission Agreement for Memory Support Service dated [redacted] for resident [redacted] was not signed by the administrator, administrator designee, and/or payer.

Plan of Correction

Accept [redacted] - 07/25/2025)

- 1. Administrator reviewed contract for resident [redacted] on 7/14/25, signed, and returned copy of signed signature page to surveyor before [redacted] left the building on 7/14/25.
- 2. Administrator reviewed all memory care resident's contracts to ensure all signatures were present on 7/24/25.
- 3. Administrator education Admission Director on the importance of having all parties' signatures present on contracts.
- 4. Administrator or designee will audit new contracts to ensure facility and resident's signatures are present until 8/1/25

Licensee's Proposed Overall Completion Date: 08/01/2025

Implemented [redacted] - 07/25/2025)