

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

September 15, 2025

[REDACTED]  
EC OPCO READING LLC

[REDACTED]  
ECLIPSE SR LIV ATTN LICENSING  
[REDACTED]

RE: CELEBRATION VILLA OF EXETER  
9 COLIN COURT  
READING, PA, 19606  
LICENSE/COC#: 22716

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 09/03/2025 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: CELEBRATION VILLA OF EXETER License #: 22716 License Expiration: 07/11/2026  
 Address: 9 COLIN COURT, READING, PA 19606  
 County: BERKS Region: NORTHEAST

**Administrator**

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

**Legal Entity**

Name: EC OPCO READING LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 12/17/2017 Issued By: L & I

**Staffing Hours**

Resident Support Staff: 09 Total Daily Staff: 83 Waking Staff: 62

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 09/03/2025

**Inspection Dates and Department Representative**

09/03/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: 70 Residents Served: 52

**Secured Dementia Care Unit**  
 In Home: Yes Area: unit Capacity: 25 Residents Served: 17

**Hospice**  
 Current Residents: 2

**Number of Residents Who:**  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 52  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 2  
 Have Mobility Need: 22 Have Physical Disability: 1

**Inspections / Reviews**

09/03/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND