

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

December 3, 2025

[REDACTED], EXECUTIVE DIRECTOR
ACTS RETIREMENT - LIFE COMMUNITIES INC
[REDACTED]

RE: OAKBRIDGE TERRACE AT LIMA
ESTATES
411 N. MIDDLETOWN ROAD
MEDIA, PA, 19063
LICENSE/COC#: 13891

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/06/2025 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: OAKBRIDGE TERRACE AT LIMA ESTATES License #: 13891 License Expiration: 05/21/2026
 Address: 411 N. MIDDLETOWN ROAD, MEDIA, PA 19063
 County: DELAWARE Region: SOUTHEAST

Administrator

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

Legal Entity

Name: ACTS RETIREMENT - LIFE COMMUNITIES INC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 08/15/1990 Issued By: COPA L & I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 25 Waking Staff: 19

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:
 Reason: Renewal Exit Conference Date: 10/06/2025

Inspection Dates and Department Representative

10/06/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 36 Residents Served: 25
 Special Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 0
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 25
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 0 Have Physical Disability: 0

Inspections / Reviews

10/06/2025 - Full
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/03/2025

11/04/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 11/28/2025
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 11/29/2025

Inspections / Reviews *(continued)*

12/03/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/28/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

28e Refund - death

1. Requirements

2800.

28.e. In the event of a death of a resident under 60 years of age, the administrator shall refund the remainder of previously paid charges to the resident's estate within 30 days from the date the room is cleared of the resident's personal property. In the event of a death of a resident 60 years of age and older, the residence shall provide a refund in accordance with the Elder Care Payment Restitution Act (35 P. S. § § 10226.101—10226.107). The residence shall keep documentation of the refund in the resident's record.

Description of Violation

Resident # 1 passed away on [redacted] Resident # 1's personal belongings were removed from [redacted] room on [redacted] The resident was [redacted] and the residence did not provide a refund in accordance with the Elder Care Payment Restitution Act (35 P. S. § § 10226.101—10226.107). A refund of [redacted] was not issued until [redacted]

Plan of Correction

Accept ([redacted] - 11/04/2025)

Administrator inserviced Business Office Manager on 10/31/25 regarding the Elder Care Payment Restitution Act. Beginning 10/31/25, Administrator, or designee to conduct monthly audits of discharges/deaths x 6 to ensure any refunds due are issued to the resident's estate within 30 days of their personal property being removed from the living unit. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee quarterly.

Licensee's Proposed Overall Completion Date: 11/28/2025

Implemented ([redacted] - 12/03/2025)

85d Trash cans – kitchen/bath

2. Requirements

2800.

85.d. Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

Description of Violation

On 10/6/25, at 9:53 A.M., there was a 3/4 full uncovered trash can in the kitchenette.

Plan of Correction

Accept ([redacted] - 11/04/2025)

Nutrition Services Manager inserviced culinary staff on 10/31/25 and 1/1/1/25 regarding ensuring kitchenette trash cans are covered to prevent the penetration of insects and rodents. Beginning 11/3/25, Nutrition Services Manager, or designee to conduct daily audits after each meal x 14 then weekly x 4 to ensure kitchenette trash cans are covered. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee quarterly.

Licensee's Proposed Overall Completion Date: 11/28/2025

Implemented ([redacted] - 12/03/2025)

105g Dryer lint removal

3. Requirements

2800.

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

105g Dryer lint removal (continued)

Description of Violation

On 10/6/25, there was an approximate 1 inch accumulation of lint in the lint trap of the dryer closest to the door in the first floor laundry room. There were no clothes in the dryer at the time.

Repeat Violation: 11/6/24

Plan of Correction

Accept (█ - 11/04/2025)

Administrator and Director of Environmental Services reeducated staff on 10/31/25 regarding reducing risks of fire hazards by monitoring for and removing any accumulation of lint from the dryer lint trap after each use. Beginning 11/3/25, Administrator, or designee to conducted audits of the dryer lint trap twice weekly x 12 to ensure no accumulation of lint. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee quarterly.

Licensee's Proposed Overall Completion Date: 11/28/2025

Implemented (█ - 12/03/2025)

107d Procedure EMA submission

4. Requirements

2800.

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

Description of Violation

The residence's written emergency procedures have not been submitted to the local management agency since 9/18/24.

Plan of Correction

Accept (█ - 11/04/2025)

Administrator of Health Services inserviced Administrator on 10/31/25 regarding annual submission of written emergency procedures to the local emergency management agency. Beginning 10/1/2026, Administrator will submit the updated emergency procedures to the local emergency management agency the first week of October each year along with the annual "notification of local fire officials" letter. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee in the third quarter annually.

Licensee's Proposed Overall Completion Date: 11/28/2025

Implemented (█ - 12/03/2025)

227c Final support plan - revision

5. Requirements

2800.

227.c. The final support plan shall be revised within 30 days upon completion of the annual assessment or upon changes in the resident's needs as indicated on the current assessment. The residence shall review each resident's final support plan on a quarterly basis and modify as necessary to meet the resident's needs.

Description of Violation

Resident # 2's support plan completed █ has not been reviewed on a quarterly basis, the last review was completed on █

227c Final support plan - revision (continued)

Resident # 3's support plan completed [REDACTED] has not been reviewed on a quarterly basis, the last reviews were completed on [REDACTED] and [REDACTED]

Plan of Correction

Accept ([REDACTED] - 11/04/2025)

Administrator of Health Services inserviced Administrator and Support Plan Coordinator 10/31/25 regarding reviewing each resident's final support plan on a quarterly basis and modifying as necessary to meet the resident's needs. Beginning 11/3/25, Administrator or designee will audit support plans monthly x 6 to ensure quarterly updates are completed as per schedule. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee quarterly.

Licensee's Proposed Overall Completion Date: 11/28/2025

Implemented ([REDACTED] - 12/03/2025)