

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

December 12, 2025

[REDACTED] OPERATIONS
ACTS RETIREMENT LIFE COMMUNITIES INC
[REDACTED]
[REDACTED]

RE: OAKBRIDGE TERRACE AT
SOUTHAMPTON ESTATES
238 STREET ROAD
SOUTHAMPTON, PA, 18966
LICENSE/COC#: 13887

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/20/2025 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 SOUTHAMPTON ESTATES License #: 13887 License Expiration: 05/07/2026
Address: 238 STREET ROAD, SOUTHAMPTON, PA 18966
County: BUCKS 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: I-2 Date: 10/27/2009 Issued By: Southhampton Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 64 Waking Staff: 48

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:
Reason: Renewal Exit Conference Date: 10/20/2025

Inspection Dates and Department Representative

10/20/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 57	Residents Served: 43		
Special Care Unit			
In Home: Yes	Area: memory care	Capacity: 33	Residents Served: 21
Hospice			
Current Residents: 1			
Number of Residents Who:			
Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 43		
Diagnosed with Mental Illness: 0	Diagnosed with Intellectual Disability: 0		
Have Mobility Need: 21	Have Physical Disability: 0		

Inspections / Reviews

10/20/2025 - Full
Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/20/2025

12/02/2025 - POC Submission
Submitted By: [REDACTED] Date Submitted: 12/10/2025
Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 12/04/2025

Inspections / Reviews *(continued)*

12/12/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/10/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

132d Evacuation

1. Requirements

2800.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the residence.

Description of Violation

The residence's maximum safe evacuation time specified in writing on 4/9/2025, by a fire safety expert is 13 minutes and 0 seconds. The residence exceeded the evacuation time of 13 minutes and 0 seconds during the fire drill on 7/16/2025 at 1:05 pm. The evacuation time was 13 minutes and 36 seconds.

Plan of Correction

Accept (█ - 12/02/2025)

Preparation and/or execution of this plan of correction does not constitute an admission or agreement by the provider of the truth of the facts alleged or conclusions set forth in the statement of deficiencies. The plan of correction is prepared and/or executed solely because it is required by the provisions of Federal and State Law. The plan of correction represents the facility's credible allegation of compliance.

- 1. The Administrator and Director of Property Management reviewed the fire drill logs including the one identified drill on 7/16/2025 of 13 minutes and 36 seconds. Staff responsibilities during fire drills were further defined and evacuation routes were evaluated to ensure the ability for all residents and staff to safely evacuate within 13 minutes and 0 seconds.
- 2. Education will be provided by the Administrator and Director of Property Management to the assisted living nursing team and the security team running the drills on evacuation routes, expected time for evacuation, and procedure for evacuation in case of emergency by 12/1/25.
- 3. The Director of Property Management/ designee will monitor the monthly fire drills for three months to validate that the evacuation time does not exceed 13 minutes 0 seconds.
- 4. Any drill exceeding the required timeframe will result in immediate retraining and corrective action including redoing the fire drill.
- 5. Fire drill results will be reviewed at each Quality Assurance and Performance Improvement (QAPI) meeting for one year.

Licensee's Proposed Overall Completion Date: 12/01/2025

Implemented (█ - 12/12/2025)

132g Fire drills – days/times

2. Requirements

2800.

132.g. Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

132g Fire drills – days/times (continued)

Description of Violation

The residence routinely holds fire drills the last week of the month as evidenced by the following fire drills held on 11/24/2024, 1/31/2025, 2/27/2025, 5/29/2025, 6/27/2025, 8/26/2025 and 9/23/2025.

Plan of Correction

Accept (█ - 12/02/2025)

- 1. Fire drill was held on 11/15/2025 for November. On Nov 14, 2025, the Director of Physical Plant developed a new schedule for the next 12 months of fire drills with varied days and times of each fire drill that will be implemented starting on 12/1/2025. Any changes needed to the drill schedule will go through DAL for approval to ensure compliance is maintained with regulation.*
- 2. The Security Supervisor/ Designee was in-serviced on 2800 section 132G on fire drill requirements by the Director of Property Management/Designee on 11/17/2025.*
- 3. The Director of Property Management / Designee will conduct monthly audits x3 to ensure that drills are held with varied days and times of the month.*
- 4. Drill results will be reviewed at each Quality Assurance and Performance Improvement (QAPI) meeting for one year.*

Licensee's Proposed Overall Completion Date: 12/01/2025

Implemented (█ - 12/12/2025)