

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

December 12, 2025

[REDACTED]
HARRISON SENIOR LIVING OF COATESVILLE LLC
[REDACTED]

RE: HARRISON SENIOR LIVING OF
COATESVILLE
300 STRODE AVENUE
COATESVILLE, PA, 19320
LICENSE/COC#: 10566

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/06/2025 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: HARRISON SENIOR LIVING OF COATESVILLE License #: 10566 License Expiration: 02/22/2026
 Address: 300 STRODE AVENUE, COATESVILLE, PA 19320
 County: CHESTER Region: SOUTHEAST

Administrator

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

Legal Entity

Name: HARRISON SENIOR LIVING OF COATESVILLE LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 11/03/1986 Issued By: CWOPA L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 60 Waking Staff: 45

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 11/06/2025

Inspection Dates and Department Representative

11/06/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 80 Residents Served: 48
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 8
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 48
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 12 Have Physical Disability: 0

Inspections / Reviews

11/06/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/13/2025

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

Inspections / Reviews *(continued)*

12/12/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/12/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

25a - Written Contract and Review

1. Requirements

2600.

25.a. Prior to admission, or within 24 hours after admission, a written resident-home contract between the resident and the home shall be in place. The administrator or a designee shall complete this contract and review and explain its contents to the resident and the resident’s designated person if any, prior to signature.

Description of Violation

Resident [redacted] admitted [redacted] did not have a resident-home contract completed.

Plan of Correction

Accept [redacted] - 12/12/2025)

Resident [redacted] was a tenant in our facility as an Independent Living resident with an Independent Living written contract dated 9/22/2022.

On the afternoon of 7/23/25, Resident [redacted] arrived at our facility via family-provided transportation after signing out from a hospital admission AMA.

Based on the immediate assessment of Resident [redacted], it was decided that Resident [redacted] was unsafe to return to Independent Living where there is no support offered. Resident [redacted] was temporarily placed within Personal Care as an emergency. It was verbally agreed upon that the resident would pay the facility’s respite cost on top of [redacted] current Independent Living monthly cost.

Beginning 12/10/25, the administrator will ensure that a written resident–home contract is completed prior to admission or within 24 hours of admission for every resident. A standardized admission checklist has been implemented to verify completion, review, explanation, and signature of the resident–home contract before the admission process is finalized. See attached checklist.

The administrator or designee will review all new admissions weekly for a period of 90 days to ensure the resident–home contract is completed and signed within the required time frame.

Licensee's Proposed Overall Completion Date: 12/10/2025

Implemented [redacted] - 12/12/2025)

51 - Criminal Background Check

2. Requirements

2600.

51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

Staff person A who was hired on [redacted], did not have a criminal background check completed until [redacted].

Staff person B who was hired on [redacted] did not have a criminal background check completed until [redacted].

Plan of Correction

Accept [redacted] 12/12/2025)

The administrator has revised hiring procedures to ensure that all required criminal background checks are completed and verified prior to the start date of employment. No staff member will be permitted to work until all required clearances are obtained and documented. A pre-employment clearance verification process has been implemented as part of the hiring checklist. See attached checklist.

The HR Director will review all new hire personnel files at the time of hire and monthly for 90 days to confirm that criminal background checks are completed prior to employment. Monitoring will be documented and maintained in personnel records. See attached monitoring form.

51 Criminal Background Check (continued)

Licensee's Proposed Overall Completion Date: 12/11/2025

Implemented [REDACTED] - 12/12/2025)