

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

December 12, 2025

[REDACTED]
FIVE STAR QUALITY CARE NS OPERATOR LLC

[REDACTED]
ATTN: LICENSING, 2 NEWTON PLACE
[REDACTED]

RE: THE DEVON SENIOR LIVING
445 NORTH VALLEY FORGE ROAD
DEVON, PA, 19333
LICENSE/COC#: 13206

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/10/2025 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: *THE DEVON SENIOR LIVING* License #: *13206* License Expiration: *10/06/2026*
 Address: *445 NORTH VALLEY FORGE ROAD, DEVON, PA 19333*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *FIVE STAR QUALITY CARE NS OPERATOR LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *08/29/2003* Issued By: *COPA L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *81* Waking Staff: *61*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Monitoring* Exit Conference Date: *11/10/2025*

Inspection Dates and Department Representative

11/10/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *84* Residents Served: *61*
 Secured Dementia Care Unit
 In Home: *Yes* Area: *memory care* Capacity: *26* Residents Served: *17*
 Hospice
 Current Residents: *6*
 Number of Residents Who:
 Receive Supplemental Security Income: *61* Are 60 Years of Age or Older: *61*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *NA*
 Have Mobility Need: *20* Have Physical Disability: *1*

Inspections / Reviews

11/10/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *12/13/2025*

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

Inspections / Reviews *(continued)*

12/12/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/12/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

185a - Implement Storage Procedures

1. Requirements

2600.

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

Description of Violation

Resident [REDACTED] is prescribed [REDACTED] as needed.

On [REDACTED] this medication was not available in the home.

Plan of Correction

Accept [REDACTED] - 12/10/2025)

- On 11/10/2025, [REDACTED], as needed, prescribed for Resident [REDACTED] was not available in the home.
- Upon notification of this deficiency, on 11/10/25, the Healthcare Director requested a discontinue order from the Resident [REDACTED] physician due to non-use. The home received the signed order from the physician on 11/11/25.
- On 11/11/25, the Administrator trained all Department Managers on Regulation 185, Accountability of Medication and Controlled Substances. During this training, we reviewed the importance of procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.
- Beginning 11/12/25, the Healthcare Director/designee began weekly cart audits for a period of 30 days including "as needed medications."
- On 11/13/25, all medication carts were audited by Omnicare Pharmacy, our third-party provider for medication presence, indication and effectiveness.
- By 12/10/25, all Medication Technicians will be retrained by the Healthcare Director on Regulation 2600.185. During this training, they will review the importance of procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.
- Administrator will monitor monthly for compliance.

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

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