

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

June 10, 2026

[REDACTED]  
WYNDMOOR ASSISTED LIVING COMPANY LLC  
[REDACTED]  
[REDACTED]

RE: SPRINGFIELD SENIOR LIVING  
COMMUNITY  
551 EAST EVERGREEN AVENUE  
WYNDMOOR, PA, 19038  
LICENSE/COC#: 14484

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/08/2025, 12/12/2025 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:** SPRINGFIELD SENIOR LIVING COMMUNITY      **License #:** 14484      **License Expiration:** 07/23/2026  
**Address:** 551 EAST EVERGREEN AVENUE, WYNDMOOR, PA 19038  
**County:** MONTGOMERY      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** WYNDMOOR ASSISTED LIVING COMPANY LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C-2 LP      **Date:** 11/16/1987      **Issued By:** L & I

**Staffing Hours**

**Resident Support Staff:**      **Total Daily Staff:** 95      **Waking Staff:** 71

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint, Incident      **Exit Conference Date:** 12/12/2025

**Inspection Dates and Department Representative**

12/08/2025 - On-Site: [REDACTED]  
 12/12/2025 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 103      **Residents Served:** 72

**Special Care Unit**

**In Residence:** Yes      **Area:** 3rd Floor      **Capacity:** 34      **Residents Served:** 18

**Hospice**

**Current Residents:** 7

**Number of Residents Who:**

**Receive Supplemental Security Income:** 9      **Are 60 Years of Age or Older:** 72  
**Diagnosed with Mental Illness:** 4      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 23      **Have Physical Disability:** 3

**Inspections / Reviews**

12/08/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 01/10/2026

Inspections / Reviews (*continued*)

## 06/08/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/08/2026

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document  
Submission*

## 06/10/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/08/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

82a Poisons original containers

1. Requirements

2800.

82.a. Poisonous materials shall be stored in their original, labeled containers.

Description of Violation

According to Human Services Licensing Representative's observation on [REDACTED] at 9:31 A.M. the spray bottle labeled [REDACTED] located in the housekeeping cart is a disinfectant spray. Staff Member A was unable to say which disinfectant spray.

Plan of Correction

Accept [REDACTED] - 01/12/2026)

Staff member A immediately removed spray bottle during the survey on 12/08/2025. The Administrator re-educated the housekeeping team on 82a on 12/16/25 (attached). Beginning the week of 12/15/25-3/16/26, the administrator or designee will monitor housekeeping carts weekly (attached). Non-compliance will result in disciplinary action.

Licensee's Proposed Overall Completion Date: 03/16/2026

Implemented [REDACTED] - 06/10/2026)

85a Sanitary conditions

2. Requirements

2800.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On [REDACTED], at 9:45 A.M., the first floor communal bathroom closest to the receptionist desk and labeled guest restroom was clogged with feces and toilet paper and was unable to be flushed.

Repeat Violation: [REDACTED] et al

Plan of Correction

Accept [REDACTED] - 01/12/2026)

The maintenance assistant immediately plunged and cleaned toilet on 12/08/25. The Administrator re-educated the housekeeping team on 85a on 12/16/25 (attached). On 12/16/25, the Administrator also placed a note in the restroom to notify the front desk if restroom needs attention (attached). Beginning the week of 12/15/2025-3/16/2026, the administrator or designee will check restroom weekly to ensure compliance (attached).

Licensee's Proposed Overall Completion Date: 03/16/2026

Implemented [REDACTED] 06/10/2026)

121a Unobstructed egress

3. Requirements

2800.

121.a. Stairways, hallways, doorways, passageways and egress routes from living units and from the building must be unlocked and unobstructed.

Description of Violation

On [REDACTED], at 9:25 A.M., 2 hospital beds, an air conditioning unit, and 4 office supply boxes blocked egress from the residence's 3rd floor emergency exit closest to resident living unit [REDACTED]

Repeat Violation [REDACTED] et al

121a Unobstructed egress (continued)

Plan of Correction

Accept [redacted] - 01/12/2026)

On 12/8/2025, the maintenance assistant immediately relocated the items. On 12/16/2025. the administrator re educated the housekeeping and maintenance department on 121a (attached) Beginning the week of 12/15/2025 3/16/26, the administrator will complete stairwell rounds weekly to ensure compliance (attached).

Licensee's Proposed Overall Completion Date: 03/16/2026

Implemented [redacted] - 06/10/2026)

125a Combustible storage

4. Requirements

2800.

125.a. Combustible and flammable materials may not be located near heat sources or hot water heaters.

Description of Violation

Resident [redacted] has an oxygen concentrator, a portable oxygen carrier, and 3 back up portable oxygen tanks stored in their resident living unit. Resident [redacted] reported to Licensing Representative that they smoke in their resident living unit. Staff Members of the home also reported Resident [redacted] smokes in their living unit approximately every other day they are present in the residence.

Plan of Correction

Directed [redacted] 01/12/2026)

Resident [redacted] was given a 30 day notice 11/17/2025 due to smoking in [redacted] apartment (attached). The administrator also re educated resident on the dangers of smoking with oxygen on 11/17/2025. The employees were re educated by the administrator on 12/15/2025 12/17/2025 to monitor apartment for signs of smoking (attached). If smoking is observed ask resident to extinguish cigarette immediately and notify administrator (attached). Failure to comply with resident smoking policy will result in an additional 30 day notice.

Proposed Overall Completion Date: 01/08/2026

Directed Plan of Correction [redacted] 1/12/26):

1. In addition to the steps noted in the submitted plan of correction, the administrator will assist the resident in locating at least three licensed personal care homes for the resident to visit within the next 15 days.
2. The administrator will develop a contract with the resident on not smoking in the home within the next 10 days, identifying assistance in locating to the smoking area of the home at least every two hours to ensure the resident doesn't smoke in the home.
3. The administrator will observe the resident's room at least weekly to ensure the resident is not smoking in the home.
4. If the resident is unable to immediately refrain from smoking in the residents room, the administrator will develop a behavior plan with the resident that may require the resident to agree for the receptionist or nursing supervisor to hold their cigarettes and smoking accessories until the resident moves from the home or is successful in smoking outside of the home with staff assistance, starting immediately.

Directed Completion Date: 01/08/2026

Implemented [redacted] - 06/10/2026)