

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

February 6, 2026

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

RE: OAKBRIDGE TERRACE AT SPRING
HOUSE ESTATES
728 NORRISTOWN ROAD
LOWER GWYNEDD, PA, 19002
LICENSE/COC#: 13901

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 01/22/2026 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: OAKBRIDGE TERRACE AT SPRING HOUSE ESTATES **License #:** 13901 **License Expiration:** 05/31/2026
Address: 728 NORRISTOWN ROAD, LOWER GWYNEDD, PA 19002
County: MONTGOMERY **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:** 06/21/2001 **Issued By:** CWOPA L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 87 **Waking Staff:** 65

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 01/22/2026

Inspection Dates and Department Representative

01/22/2026 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 52	Residents Served: 45		
Special Care Unit			
In Home: Yes	Area: West	Capacity: 30	Residents Served: 24
Hospice			
Current Residents: 0			
Number of Residents Who:			
Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 45		
Diagnosed with Mental Illness: 0	Diagnosed with Intellectual Disability: 0		
Have Mobility Need: 42	Have Physical Disability: 0		

Inspections / Reviews

01/22/2026 Partial
Lead Inspector: [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND