

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

March 9, 2026

[REDACTED]
MORRIS-PACE ASSISTED LIVING INC
[REDACTED]

RE: MORRIS-PACE PERSONAL CARE
416 READING AVENUE
WEST READING, PA, 19611
LICENSE/COC#: 21590

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/29/2026 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: MORRIS-PACE PERSONAL CARE License #: 21590 License Expiration: 05/21/2026
 Address: 416 READING AVENUE, WEST READING, PA 19611
 County: BERKS Region: NORTHEAST

Administrator

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

Legal Entity

Name: MORRIS-PACE ASSISTED LIVING INC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: Other Date: 08/07/2007 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 56 Waking Staff: 42

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Interim Exit Conference Date: 01/29/2026

Inspection Dates and Department Representative

01/29/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 63 Residents Served: 56

Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:

Hospice
 Current Residents: 0

Number of Residents Who:
 Receive Supplemental Security Income: 43 Are 60 Years of Age or Older: 43
 Diagnosed with Mental Illness: 41 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 0 Have Physical Disability: 1

Inspections / Reviews

01/29/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 02/19/2026

03/04/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 03/08/2026
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/09/2026

Inspections / Reviews *(continued)*

03/09/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/08/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

18 Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

On [REDACTED] the egress paths from exits located in the A section, room B, room E, and the G and H section shared exit were covered with snow and ice, creating a hazardous condition as determined by an inspection conducted by the Code Enforcement fire official.

Plan of Correction

Directed [REDACTED] - 03/03/2026)

- 1. Emergency Exits are a very important part of keeping the residents safe and away from dangerous situations.
- 2. Jan 24, 2026 we suffered a Snow/Ice storm that lasted all day into the night. We tried to keep up with it however it became dangerous and the Ice started that evening.
- 3. Due to the amount of water that was melting from our roof due to our heating system it all froze when it hit the ground at 10 degrees in the back & side of the facility. The Ice was 4-6 inches thick. Ice melt didn't do much nor did rock salt.
- 4. All exits are clear except for the steps leading to the street on the side of the building, the Ice in that area we have been chipping away all week with a Ice melt, rock salt, a hoe & hammer trying to get rid of this ice, with the temp outside not raising about 15-20 degrees for the last 3 weeks it makes it difficult to get rid due to the refreezing overnights. UPDATE: All evacuation routes are free & clear of ice.
- 5. There is nothing I can do about this kind of natural disaster that paralyzes everything, however we will continue to do our best to remove any snow and/or ice as it falls. We must be very careful for our safety as well.
- 6. Maintenance man will be responsible for preventing future violations.

Proposed Overall Completion Date: 02/12/2026

(Directed Plan of Correction)

Within 24 hours of receipt of the plan of correction and during each shift thereafter, the administrator or designee shall inspect the home to ensure all stairways, hallways, doorways, passageways and egress routes from rooms and from the building are unlocked and unobstructed. Documentation shall be kept. The administrator shall reeducate all staff regarding the requirement that all stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed. Documentation shall be kept.

Directed Completion Date: 03/08/2026

Implemented [REDACTED] - 03/09/2026)

85a Sanitary Conditions

2. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

At 9:30 a.m. the bedsheet for resident [REDACTED] was stained with a large yellowish color that appeared to be urine. At 9:45 a.m. there were multiple spots of a brown substance on the wall above the head of the bed for resident [REDACTED]. The substance was identified by the administrator as spit.

85a Sanitary Conditions (continued)

At 10:00 a.m. Room [redacted] had a foul stench when the door was opened that could not be identified.

Repeated violation [redacted]

Plan of Correction

Directed [redacted] - 03/03/2026)

1. Cleanliness is very important for the health and safety of the residents.
2. Resident [redacted] sometimes has an incontinence issue and is embarrassed to tell when it happens, Resident [redacted] has been spitting on [redacted] wall for a while and we continue to scrape then paint over it informing [redacted] to spit in the toilet, H 4 did not flush the toilet in [redacted] room.
3. Resident [redacted] has been asked to inform staff of any wet bedding for replacement but [redacted] feels it not an issue because it dries, Resident [redacted] has been coached about this spitting when he's in [redacted] room but [redacted] has a compulsion that could be from [redacted] meds, H 4 does not, at times, flush [redacted] toilet even though [redacted] is asked to do so when [redacted] goes.
4. Resident [redacted] is asked every morning if [redacted] bed is wet and if it please tell staff so it can be changed and [redacted] says [redacted] will notify staff when this happens, Resident [redacted] room was scraped & painted again and will be checked weekly by maintenance man for compliance, I flushed the toilet in H 4 and Staff will continue to remind [redacted] to flush [redacted] toilet when [redacted] comes for [redacted] meds during the day.
5. We ask all residents to participate in letting us know when their rooms are untidy or unclean as well as staff are required to report any/all issues to prevent this from happening consistently. With everyone being a part of the solution we will be successful.
6. Maintenance man will be responsible for preventing future violation by making rounds weekly.

(Directed Plan of Correction)

The home will instruct staff to check all areas of the home for unsanitary conditions at least once per shift. Staff will be instructed to remedy any unsanitary conditions immediately upon detection. Documentation shall be kept.

Directed Completion Date: 03/08/2026

Implemented [redacted] - 03/09/2026)

100b - Removal Snow/Obstructions

3. Requirements

2600.

100.b. The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.

Description of Violation

Between 9:30 a.m. and 10:00 a.m. the following exits were observed to have snow and ice covering the paths of egress from the exits: A section exit at the bottom of the stairs, room B exit, room E exit, and the exit between sections G and H. The exterior stairs on the side of the building leading from the second floor was covered with a dense layer of ice that created an icy slope.

Plan of Correction

Directed [redacted] - 03/03/2026)

1. Emergency Exits are a very important part of keeping the residents safe and away from dangerous situations.
2. Jan 24, 2026 we suffered a Snow/Ice storm that lasted all day into the night. We tried to keep up with it however it became dangerous and the Ice started that evening.

100b - Removal Snow/Obstructions (continued)

- 3. Due to the amount of water that was melting from our roof due to our heating system it all froze when it hit the ground at 10 degrees in the back & side of the facility. The Ice was 4-6 inches thick. Ice melt didn't do much nor did rock salt.
- 4. All exits are clear except for the steps leading to the street on the side of the building, the Ice in that area we have been chipping away all week with a Ice melt, rock salt, a hoe & hammer trying to get rid of this ice, with the temp outside not raising about 15-20 degrees for the last 3 weeks it makes it difficult to get rid due to the refreezing overnights. UPDATE: All evacuation routes are free and clear of ice.
- 5. There is nothing I can do about this kind of natural disaster that paralyzes everything, however we will continue to do our best to remove any snow and/or ice as it falls. We must be very careful for our safety as well.
- 6. Maintenance man will be responsible for preventing future violations.

Proposed Overall Completion Date: 02/12/2026

(Directed Plan of Correction)

The administrator/Designee will check the exterior of the building daily to ensure that all sidewalks, ramp, and stairs are clear of snow and ice and in good repair and free of hazards. Any areas found to be in need of repair or cleaned will be repaired or cleaned immediately. Documentation shall be kept.

Directed Completion Date: 03/08/2026

Implemented [redacted] - 03/09/2026)

102i - Soap Dispenser

4. Requirements

2600.

102.i. A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

Description of Violation

There were unlabeled used bars of soap in the following bathroom showers: B section left bathroom, E section right bathroom, and H section right bathroom.

Plan of Correction

Accept [redacted] - 03/03/2026)

- 1. Liquid soap cuts down the on the possibility of infection where bar soap does not.
- 2. Bar Soap was left in the public restrooms.
- 3. Resident's left their bar soap in the public restrooms after bathing and staff did not check and remove them as required.
- 4. All bars of soap were removed by me (Admin) at that time of the walk through.
- 5. I have posted on our APP for all staff to read and be aware of that all shifts will remove any/all items from any restrooms that residents have forgotten and throw them out if you don't know whose they are.
- 6. All staff are responsible for preventing this violation by being observant and proactive.

Licensee's Proposed Overall Completion Date: 02/17/2026

Implemented [redacted] - 03/09/2026)

103d - Storing Food Off Floor

5. Requirements

2600.
103.d. Food shall be stored off the floor.

Description of Violation

At 9:40 a.m. in the dry storage area, there were 3 five gallon buckets of powdered milk stored on the floor.

Plan of Correction

Accept [redacted] - 03/03/2026)

1. All food items must be kept off of the floor for health & safety reasons.
2. 5 gallon container of powdered milk was on the floor in pantry.
3. Kitchen staff put the 5 gallon container on the floor while scooping out the powdered mild and did not return it to the step it belonged on.
4. 5 gallon container was placed back on the step where it belonged and the kitchen staff was reminded not to leave anything on floor that's food.
5. Dietary Dir spoke with the kitchen staff and reminded them that nothing can be placed/left on the floor that is food.
6. Dietary Dir/Kitchen staff are responsible for preventing future violations.

Licensee's Proposed Overall Completion Date: 02/17/2026

Implemented [redacted] - 03/09/2026)

105g - Lint Removal and Duct Cleaning

6. Requirements

2600.
105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

At 9:50 a.m. there was an approximate 1 inch accumulation of lint in the lint trap of the right side dryer in the dryer room. There were no clothes in the dryer at the time.

Plan of Correction

Directed [redacted] - 03/03/2026)

1. Dryer vents must be kept clean to avoid the fire risk.
2. One of the three dryers had lent in the screen.
3. Staff person that removed and folded the clothing did not clean the screen as required.
4. I cleaned out the lent screen at the time of the walk through.
5. I placed notes on the doors of the dryers as a reminder that they need to remove the lent after use, also on our APP I informed all staff that we all are responsible to prevent this risk of fire.
6. All staff are responsible to prevent future violations.

Proposed Overall Completion Date: 02/17/2026

(Directed Plan of Correction)

Lint will be removed from the dryers after each use. Signs reminding staff to remove lint will be posted in the home's laundry area. All staff will be trained to remove lint after each use of the dryer.

Documentation of training will be kept.

Directed Completion Date: 02/17/2026

Implemented [redacted] - 03/09/2026)

105g - Lint Removal and Duct Cleaning (*continued*)

121a - Unobstructed Egress

7. Requirements

2600.

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

Description of Violation

The exit door between Section G and H could not be opened more than 6 inches due to an accumulation of snow outside the door.

Plan of Correction**Directed** [REDACTED] - 03/03/2026)

1. *Emergency Exits are a very important part of keeping the residents safe and away from dangerous situations.*
2. *Jan 24, 2026 we suffered a Snow/Ice storm that lasted all day into the night. We tried to keep up with it however it became dangerous and the Ice started that evening.*
3. *Due to the amount of water that was melting from our roof due to our heating system it all froze when it hit the ground at 10 degrees in the back & side of the facility. The Ice was 4-6 inches thick. Ice melt didn't do much nor did rock salt.*
4. *All exits are clear except for the steps leading to the street on the side of the building, the Ice in that area we have been chipping away all week with a Ice melt, rock salt, a hoe & hammer trying to get rid of this ice, with the temp outside not raising about 15-20 degrees for the last 3 weeks it makes it difficult to get rid due to the refreezing overnights. UPDATE: All evacuation areas are clear and free of ice.*
5. *There is nothing I can do about this kind of natural disaster that paralyzes everything, however we will continue to do our best to remove any snow and/or ice as it falls. We must be very careful for our safety as well.*
6. *Maintenance man will be responsible for preventing future violations.*

Proposed Overall Completion Date: 02/12/2026

(Directed Plan of Correction)

Within 24 hours of receipt of the plan of correction and during each shift thereafter, the administrator or designee shall inspect the home to ensure all stairways, hallways, doorways, passageways and egress routes from rooms and from the building are unlocked and unobstructed. Documentation shall be kept. The administrator shall reeducate all staff regarding the requirement that all stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed. Documentation shall be kept.

Directed Completion Date: 03/08/2026

Implemented [REDACTED] - 03/09/2026)