

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

July 20, 2026

[REDACTED]
VS WALLINGFORD LLC
[REDACTED]
[REDACTED]

RE: CHESTNUT RIDGE RETIREMENT
LIVING
2700 CHESTNUT PARKWAY
CHESTER, PA, 19086
LICENSE/COC#: 14141

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/18/2026 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: CHESTNUT RIDGE RETIREMENT LIVING

License #: 14141

License Expiration: 01/30/2027

Address: 2700 CHESTNUT PARKWAY, CHESTER, PA 19086

County: DELAWARE

Region: SOUTHEAST

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: VS WALLINGFORD LLC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP

Date: 10/19/1988

Issued By: Commonwealth of
Pennsylvania, L&I

Type: C-2 LP

Date: 10/19/1988

Issued By: Commonwealth of
Pennsylvania, L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 105

Waking Staff: 79

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Incident

Exit Conference Date: 05/18/2026

Inspection Dates and Department Representative

05/18/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 130

Residents Served: 72

Secured Dementia Care Unit

In Home: Yes

Area: Life Stories

Capacity: 50

Residents Served: 16

Hospice

Current Residents: 6

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 72

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 33

Have Physical Disability: 0

Inspections / Reviews

05/18/2026 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 06/19/2026

Inspections / Reviews (*continued*)

07/13/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/16/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 07/16/2026

07/20/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/16/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

16c - Written Incident Report**1. Requirements**

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [REDACTED], during the 3:00 pm - 11:00 pm shift staff person A reported that they heard staff person B call resident [REDACTED] a bitch while care was being provided. The home did not report this incident to the Department until [REDACTED] at 8:00 pm.

Repeated Violation - [REDACTED], et al.

Plan of Correction

Accept [REDACTED] - 07/13/2026)

Action Plan: Ensure immediate reporting of incidents to the Department within the required 24-hour timeframe.

Steps:

Re-train staff on the importance of immediate incident reporting and the procedure for doing so, with emphasis on the 24-hour requirement.

Draft and distribute a quick-reference guide on incident reporting procedures for staff t

Responsible Party: Executive Operations Officer or designee

Timeline: Completed on 5/14/2026.

Executive Operations Officer meets new hires during orientation to explain the reporting process and complete Inservice.

Implementation of an Incident Reporting Audit System Action Plan:

To continuously monitor and improve compliance with incident reporting timelines.

Step: Include incident reporting in monthly staff meeting

Responsible Party: Executive Operations officer or Designee

Time line: Monthly for 60 days

Licensee's Proposed Overall Completion Date: 06/19/2026

Implemented [REDACTED] - 07/20/2026)