Department of Human Services
Office of Children, Youth and Families
Licensing Inspection Summary - Public
55 PA.CODE CHAPTER 3800

June 9, 2026

[redacted], PRESIDENT
ABH PENNSYLVANIA CHILDREN'S SERVICES, INC.
444 DEVEREUX DRIVE
VILLANOVA, PA, 19085

RE: VILLAS LOWER
113 DEVEREUX CIRCLE
LOWER SUITE
WEST CHESTER, PA, 19380
LICENSE/COC#: 15074

Dear [redacted],

As a result of the Pennsylvania Department of Human Services, Office of Children, Youth and Families licensing inspections on 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 Office of Children, Youth and Families

Agency/Facility Information

Name: *VILLAS LOWER*
Address: *113 DEVEREUX CIRCLE, WEST CHESTER, PA 19380*
County: *CHESTER*
License Number: *15074*
License Expiration: *09/01/2026*

Administrator

Name: [redacted] **Phone**: [redacted] **Email**: [redacted]

Legal Entity

Name: *ABH PENNSYLVANIA CHILDREN'S SERVICES, INC.*
Address: *444 DEVEREUX DRIVE, VILLANOVA, PA, 19085*
Phone: [redacted] **Email**: [redacted]

Inspection Information

Start Date: *05/26/2026* **End Date**: *05/27/2026* **Type**: *Renewal* **Notice**: *Announced Visit*
Inspector(s): [redacted]

Inspection Narrative

The Department of Human Services, Office of Children, Youth and Families, conducted a licensing inspection at ABH Pennsylvania Children's Services (Villas Lower) from May 26 to May 29, 2025. Covering a review period from May 1, 2025, to April 30, 2026, the Department evaluated 83 agency wide staff files and 18 resident files. Additionally, a physical site inspection was completed, and the facility was found to be in full compliance.

Inspections / Reviews

05/26/2026 Renewal

Lead Inspector: [redacted] **Follow-Up Type**: *Not Required*

NO DEFICIENCIES FOUND