

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

September 8, 2026

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

RE: OAKBRIDGE TERRACE AT GRANITE
FARMS ESTATES
1343 W BALTIMORE PIKE
MEDIA, PA, 19063
LICENSE/COC#: 13890

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/04/2026 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: OAKBRIDGE TERRACE AT GRANITE FARMS ESTATES **License #:** 13890 **License Expiration:** 05/07/2027
Address: 1343 W BALTIMORE PIKE, MEDIA, PA 19063
County: DELAWARE **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: I-1 **Date:** 04/25/2017 **Issued By:** Township of Middletown
Type: Other **Date:** 04/25/2017 **Issued By:** Township of Middletown

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 44 **Waking Staff:** 33

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 08/04/2026

Inspection Dates and Department Representative

08/04/2026 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 61 **Residents Served:** 31

Special Care Unit

In Residence: Yes **Area:** Magnolia Crossing **Capacity:** 17 **Residents Served:** 13

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 31
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 13 **Have Physical Disability:** 0

Inspections / Reviews

08/04/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/21/2026

09/01/2026 - POC Submission

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

Inspections / Reviews *(continued)*

09/08/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/03/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

15a Resident abuse report

1. Requirements

2800.

- 15.a. The residence shall immediately report suspected abuse of a resident served in the residence in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.701—10225.707) and 6 Pa. Code § § 15.21—15.27 (relating to reporting suspected abuse, neglect, abandonment or exploitation) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [REDACTED], at approximately 1:30 pm, resident [REDACTED] stated "[REDACTED] me" while pointing to staff person A. This incident was observed by staff persons B, C, and D. This incident was reported to staff person E on [REDACTED], at approximately 2:00 pm. However, this allegation of abuse was not reported to the local Area Agency on Aging until [REDACTED] at 9:36 am.

Plan of Correction

Accept [REDACTED] - 09/01/2026)

The Regional Clinical Director inserviced AL Administrator and Administrator of Health Services on 8/5/26 regarding resident abuse reporting. Staff person E reported the abuse allegation to the Department of Human Services and Pennsylvania State Police on 7/30/26. The AL Administrator or designee will report allegations of resident abuse to the Local Area Agency on Aging in accordance with the Older Adult Protective Services Act. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee

Licensee's Proposed Overall Completion Date: 08/20/2026

Implemented [REDACTED] - 09/08/2026)

17 Record confidentiality

2. Requirements

2800.

17. Confidentiality of Records - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

Description of Violation

On [REDACTED] at approximately 9:47 am, a clipboard with HIPAA written on a pink cover containing resident's personal information, an empty blister pack for resident [REDACTED]'s [REDACTED] and the Controlled Substance Log Book were unlocked, unattended, and accessible in the Magnolia Crossing "Med Room". Staff person F was moving in and out of the med room when these items were identified.

Plan of Correction

Accept [REDACTED] - 09/01/2026)

Administrator inserviced nursing staff on 8/7/26 regarding maintaining confidentiality of records. Beginning 8/10/26, random environmental rounds to be conducted by Administrator or designee weekly x 4 to ensure confidential records are attended to or locked and inaccessible by unauthorized personnel. POC will be reviewed at QAPI & ongoing monitoring for compliance will be reported to QAPI committee

Licensee's Proposed Overall Completion Date: 09/04/2026

Implemented [REDACTED] 09/08/2026)