

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

June 2, 2025

[REDACTED]
ELM TERRACE GARDENS
[REDACTED]
[REDACTED]

RE: ELM TERRACE GARDENS
660 N. BROAD ST., 3RD & 4TH FL
LANSDALE, PA, 19446
LICENSE/COC#: 12783

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/28/2025 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: ELM TERRACE GARDENS	License #: 12783	License Expiration: 06/10/2025
Address: 660 N. BROAD ST., 3RD & 4TH FL, LANSDALE, PA 19446		
County: MONTGOMERY	Region: SOUTHEAST	

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

Legal Entity		
Name: ELM TERRACE GARDENS		
Address: [REDACTED]		
Phone: [REDACTED]	Email: [REDACTED]	

Certificate(s) of Occupancy		
Type: Other	Date: 05/01/1992	Issued By: Borough of Lansdale

Staffing Hours		
Resident Support Staff: 0	Total Daily Staff: 119	Waking Staff: 89

Inspection Information		
Type: Partial	Notice: Unannounced	BHA Docket #:
Reason: Monitoring	Exit Conference Date: 04/28/2025	

Inspection Dates and Department Representative	
04/28/2025 - On-Site: [REDACTED]	

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity: 250		Residents Served: 76	
Secured Dementia Care Unit			
In Home: Yes	Area: Aspire	Capacity: 24	Residents Served: 21
Hospice			
Current Residents: 5			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 76	
Diagnosed with Mental Illness: 0		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 43		Have Physical Disability: 0	

Inspections / Reviews		
04/28/2025 Partial		
Lead Inspector: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 05/23/2025
05/19/2025 - POC Submission		
Submitted By: [REDACTED]	Date Submitted: 06/02/2025	
Reviewer: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 05/24/2025

Inspections / Reviews *(continued)*

05/21/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/02/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/02/2025

06/02/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/02/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

54a - Direct Care Staff

1. Requirements

2600.

54.a. Direct care staff persons shall have the following qualifications:

- 2. Have a high school diploma, GED or active registry status on the Pennsylvania nurse aide registry.

Description of Violation

Direct care staff persons A, B, C, D and E do not have a high school diploma, GED, or active registry status on the Pennsylvania nurse aide registry.

Plan of Correction

Directed (████) - 05/21/2025)

Staff member A was terminated on █████ pending conditional re-hire once documentation of prof of enrollment in a GED program.

Staff member B was terminated on █████ pending conditional re-hire once documentation of prof of enrollment in a GED program.

Staff member C was terminated on █████ pending conditional re-hire once documentation of prof of enrollment in a GED program.

Staff member D was terminated on █████ pending conditional re-hire once documentation of prof of enrollment in a GED program.

Staff member E was terminated on █████ pending conditional re-hire once documentation of prof of enrollment in a GED program.

Audit was conducted by the Human Resource Assistant on 4/15/2025 for all current direct care staff to ensure that the appropriate credentials were present in the file. There was a total of 7 direct care staff that did not meet the requirement of 54a, including those noted above. All staff were terminated pending re-hire once documentation of prof of enrolment in a GED program was obtained by the employer. Each potential staff member will be required to provide documentation of enrollment and will receive their intent to receive their GED within 6 months. This will be considered provisional hiring as outlined in the interpretive guidelines for 2600.54.a. Should those requirements not be met, their employment will be terminated.

Effective 4/15/2025 and going forward the Human Resource Assistant and/or the Administrator will be responsible for reviewing the credentials of all direct care staff to ensure that proper documentation of credentials is present prior to hiring.

Should any potential staff member have a non-US diploma or university degree, this administrator will be responsible to follow the appropriate steps to obtain a waiver prior to the employee performing duties as a direct care worker.

Proposed Overall Completion Date: 05/21/2025

Directed steps of POC:

Enrollment in a GED program does not meet the requirements in 2600.54a. The following is an explanation of provisional hiring taken from the Regulatory Compliance Guide:

"Provisional Hiring - A staff person who requires secondary education and who was educated in the United States

54a Direct Care Staff (continued)

may be provisionally hired for 30 days in order to allow time to locate documentation of formal education. A staff person with a non U.S. education may not provide assistance with ADLs unless and until the Department issues a waiver as described above."

Immediately: The administrator or designee shall review direct care staff schedules at least weekly to ensure staffing is provided to meet the needs of the residents as specified in the resident's assessments and support plans to include assistance with transferring. Direct care staff persons shall be available to provide at least two hours a day of personal care services to residents who have mobility needs. Documentation of the schedules and review shall be kept for review by the Department.

Within 10 days of receipt of the plan of correction: All staff persons involved in the hiring and retention of staff including the administrator shall be educated on the direct care staff educational qualifications. Documentation of training shall be kept in accordance with 2600. 65i.

Directed Completion Date: 05/31/2025

Implemented ([REDACTED] 06/02/2025)