

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

August 5, 2025

[REDACTED]
MG MEDIA SUBTENANT LLC
[REDACTED]
[REDACTED]

RE: TRUEWOOD BY MERRILL, GLEN
RIDDLE
263 GLEN RIDDLE ROAD
MEDIA, PA, 19063
LICENSE/COC#: 14582

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/03/2025 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: TRUEWOOD BY MERRILL, GLEN RIDDLE License #: 14582 License Expiration: 02/08/2026
 Address: 263 GLEN RIDDLE ROAD, MEDIA, PA 19063
 County: DELAWARE Region: SOUTHEAST

Administrator

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

Legal Entity

Name: MG MEDIA SUBTENANT LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 11/01/1996 Issued By: Commonwealth of Pennsylvania, L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 116 Waking Staff: 87

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Incident Exit Conference Date: 06/03/2025

Inspection Dates and Department Representative

06/03/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 153 Residents Served: 86

Secured Dementia Care Unit
 In Home: Yes Area: Garden House Capacity: 41 Residents Served: 23

Hospice
 Current Residents: 4

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 86
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 30 Have Physical Disability: 1

Inspections / Reviews

06/03/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 07/07/2025

07/07/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 08/01/2025
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 08/01/2025

Inspections / Reviews *(continued)*

08/05/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/01/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

93a - Handrails

1. Requirements

2600.

93.a. Each ramp, interior stairway and outside steps must have a well-secured handrail.

Description of Violation

The pathway and ramp outside Fire Tower H has a handrail covering only a portion of the pathway and ramp. The pathway is elevated approximately one step above the surrounding ground and the handrail on the ramp covers only a portion of the ramp. The pathway and ramp need the railing to be extended from the door to the driveway.

Plan of Correction

Accept () - 07/07/2025

Regional Director of Maintenance, Chad Stone, contacted Berks Ridge Construction immediately to provide a quote to complete the necessary railing requirements for compliance. See attached quote for long-term solution.

Care staff to assist all residents if the above exit is utilized for evacuation.

The GM contacted Serv Pro of Delaware County to provide quote for railing for immediate solution. Currently awaiting quote.

Licensee's Proposed Overall Completion Date: 08/01/2025

Implemented () - 08/05/2025

131f - Fire Extinguisher Inspection

2. Requirements

2600.

131.f. Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

Description of Violation

The home replaced several fire extinguishers following an annual fire extinguisher inspection on () by () Services, the home's fire services inspector and monitor. Approximately five extinguishers; 2 located in the dining room, 1 each on the Memory Care patio, in the TV Room, and by Fire Tower F, did not have an inspection sticker.

Plan of Correction

Accept () - 07/07/2025

The fire extinguishers mentioned above were brand new fire extinguishers purchased from Amazon.

When this was identified during the survey on 6/3/25, The Director of Maintenance immediately contacted the communities Fire Safety Company, Sobieski, to come out to the community and inspect the fire extinguishers.

Fire extinguishers were inspected by Sobieski on 6/6/25. See attached report.

Sobieski comes out on an annual basis to inspect. Maintenance Director and General Manager will ensure annual inspections on fire extinguishers are scheduled and completed. See attached documentation

Licensee's Proposed Overall Completion Date: 07/07/2025

Implemented () - 08/05/2025