

Department of Human Services
Bureau of Human Service Licensing

February 1, 2021

[REDACTED], EXECUTIVE DIRECTOR
KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC
ONE TOWN CENTER ROAD, SUITE 300
SUITE 300
BOCA RATON, FL 33486

RE: SPRING MILL SENIOR LIVING
3000 BALFOUR CIRCLE
PHOENIXVILLE, PA, 19460
LICENSE/COC#: 14632

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 01/08/2021, 01/11/2021, 01/12/2021, 01/13/2021, 01/15/2021, 01/19/2021, 01/21/2021, 01/25/2021 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Mia Johnson

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: *SPRING MILL SENIOR LIVING* License #: 14632 License Expiration Date: 09/11/2021
Address: 3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460
County: CHESTER Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: 6109337675 Email: [REDACTED]

Legal Entity

Name: *KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC*
Address: ONE TOWN CENTER ROAD, SUITE 300, SUITE 300, BOCA RATON, FL, 33486
Phone: 6107261286 Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: 09/10/2009 Issued By: *East Pikeland Township*

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 92 Waking Staff: 69

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint* Exit Conference Date: 01/13/2021

Inspection Dates and Department Representative

- 01/08/2021 - Off-Site: [REDACTED]
- 01/11/2021 - Off-Site: [REDACTED]
- 01/12/2021 - Off-Site: [REDACTED]
- 01/13/2021 - Off-Site: [REDACTED]
- 01/15/2021 - Off-Site: [REDACTED]
- 01/19/2021 - Off-Site: [REDACTED]
- 01/21/2021 - Off-Site: [REDACTED]
- 01/25/2021 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 98 Residents Served: 75

Secured Dementia Care Unit

In Home: Yes Area: *Memory Care* Capacity: 22 Residents Served: 17

Resident Demographic Data as of Inspection Dates (*continued*)**Hospice****Current Residents:** 4/20**Number of Residents Who:****Receive Supplemental Security Income:** 0**Diagnosed with Mental Illness:** 0**Have Mobility Need:** 17**Are 60 Years of Age or Older:** 74**Diagnosed with Intellectual Disability:** 0**Have Physical Disability:** 1**Inspections / Reviews****01/08/2021 - Partial****Lead Inspector:** [REDACTED]**Follow-Up Type:** *Not Required*

No Deficiencies Identified