

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

May 12, 2025

[REDACTED]  
NH BV East Norriton Tenant, LLC.  
[REDACTED]

RE: Brightview East Norriton  
300 East Germantown Pike  
East Norriton, PA, 19401  
LICENSE/COC#: 15232

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/23/2025 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: *Brightview East Norriton* License #: *15232* License Expiration:

Address: *300 East Germantown Pike, East Norriton, PA 19401*

County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

**Legal Entity**

Name: *NH BV East Norriton Tenant, LLC.*

Address: [Redacted]

Phone: [Redacted] Email: [Redacted]

**Certificate(s) of Occupancy**

Type: *I-2* Date: *02/27/2008* Issued By: *East Norriton Township*

**Staffing Hours**

Resident Support Staff: Total Daily Staff: *113* Waking Staff: *85*

**Inspection Information**

Type: *Partial* Notice: *Announced* BHA Docket #:

Reason: *Change Legal Entity* Exit Conference Date: *01/23/2025*

**Inspection Dates and Department Representative**

01/23/2025 - On-Site: [Redacted]

**Resident Demographic Data as of Inspection Dates**

General Information

License Capacity: Residents Served: *71*

Secured Dementia Care Unit

In Home: *Yes* Area: *Wellspring Village* Capacity: *24* Residents Served: *21*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *70*

Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *42* Have Physical Disability: *0*

**Inspections / Reviews**

01/23/2025 Partial

Lead Inspector: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *02/13/2025*

02/13/2025 - POC Submission

Submitted By: [Redacted] Date Submitted: *02/27/2025*

Reviewer: [Redacted] Follow-Up Type: *Document Submission* Follow-Up Date: *02/28/2025*

Inspections / Reviews *(continued)*

05/12/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/27/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

125a - Combustible Storage

1. Requirements

2600.

125.a. Combustible and flammable materials may not be located near heat sources or hot water heaters.

Description of Violation

On [redacted] four oxygen cylinders were stored directly next to the PTAC (Packaged Terminal Air Conditioner) unit, which serves as the bedroom's heating source, in resident room [redacted].

Plan of Correction

Accept [redacted] - 02/13/2025)

In response to the violation on [redacted] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on site by the Personal Care Director, witnessed by the state inspector. The four oxygen cylinders were moved away from the PTAC unit and stored under the kitchen sink.

To enhance the currently compliant operations, on 1/27/2025 the Personal Care Director and Maintenance Director conducted a storage of flammable materials in-service with the Concierge and Health & Wellness associates. The in-service was to ensure that when a delivery of oxygen is made for a resident, the concierge associate must alert the Personal Care Director and Maintenance Director of the delivery. The Personal Care Director and Maintenance director will ensure proper placement for storage of oxygen. The Health & Wellness associates will review during daily care that the resident does not move the oxygen from the proper storage.

Effective 1/28/2025 The Personal Care Director will perform weekly audits through 2/28/2025 to maintain ongoing compliance with ensuring proper storage of oxygen. any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 02/28/2025

Implemented [redacted] - 03/03/2025)

233c - Key-Locking Devices

2. Requirements

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

The directions for operating the home's locking mechanism are not conspicuously posted near the gate to the outside of the home from the enclosed court yard of the Secured Dementia Care Unit (SDCU).

Plan of Correction

Accept [redacted] - 02/13/2025)

In response to the violation on [redacted] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on site by the Maintenance Director, witnessed by the state inspector. The directions for operating the locking mechanism were posted near the gate to the outside of the home from the enclosed courtyard of the Secured Dementia unit (SDCU),

To enhance the currently compliant operations, on 1/24/2025 the Maintenance Director will ensure that directions stay posted on the locking mechanism.

The Maintenance Director will perform weekly audits of the locking mechanism through 2/28/2025, to maintain

233c Key Locking Devices (continued)

*compliance with ensuring the directions of the locking mechanism is posted. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement process.*

**Licensee's Proposed Overall Completion Date: 02/28/2025**

**Implemented [REDACTED] - 03/03/2025)**