

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

July 2, 2025

[REDACTED]
Solera/Ship 1 OPCO LLC
[REDACTED]
[REDACTED]

RE: Plush Mills
501 Plush Mill Road
Wallingford, PA, 19086
LICENSE/COC#: 15284

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/18/2025 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: <i>Plush Mills</i>	License #: <i>15284</i>	License Expiration:
Address: <i>501 Plush Mill Road, Wallingford, PA 19086</i>		
County: <i>DELAWARE</i>	Region: <i>SOUTHEAST</i>	

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

Legal Entity	
Name: <i>Solera/Ship 1 OPCO LLC</i>	
Address: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]

Certificate(s) of Occupancy		
Type: <i>I-2</i>	Date: <i>11/15/2007</i>	Issued By: <i>Nether Providence Township</i>

Staffing Hours		
Resident Support Staff:	Total Daily Staff: <i>101</i>	Waking Staff: <i>76</i>

Inspection Information		
Type: <i>Partial</i>	Notice: <i>Announced</i>	BHA Docket #:
Reason: <i>Change Legal Entity</i>		Exit Conference Date: <i>06/18/2025</i>

Inspection Dates and Department Representative	
<i>06/18/2025 - On-Site</i> [REDACTED]	

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity:		Residents Served: <i>63</i>	
Secured Dementia Care Unit			
In Home: <i>No</i>	Area:	Capacity:	Residents Served:
Hospice			
Current Residents: <i>6</i>			
Number of Residents Who:			
Receive Supplemental Security Income: <i>0</i>		Are 60 Years of Age or Older: <i>63</i>	
Diagnosed with Mental Illness: <i>0</i>		Diagnosed with Intellectual Disability: <i>0</i>	
Have Mobility Need: <i>38</i>		Have Physical Disability: <i>0</i>	

Inspections / Reviews		
<i>06/18/2025 Partial</i>		
Lead Inspector: [REDACTED]	Follow-Up Type: <i>POC Submission</i>	Follow-Up Date: <i>07/11/2025</i>
<i>07/02/2025 - POC Submission</i>		
Submitted By: [REDACTED]	Date Submitted: <i>07/02/2025</i>	
Reviewer: [REDACTED]	Follow-Up Type: <i>Document Submission</i>	Follow-Up Date: <i>07/04/2025</i>

Inspections / Reviews *(continued)*

07/02/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/02/2025

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] at 9:59 am, there was a sheet of cardboard, roughly four square-feet in size, wedged to the boiler-room wall behind the hot water heater safety switch. The switch has a label warning, "Dangerous voltage."

Plan of Correction

Accept [redacted] - 07/02/2025)

On 6/18/2025 the sheet of cardboard was immediately removed from the boiler-room wall behind the hot water heater safety switch.

The Building Engineer was inserviced on 6/18/25, by the General Manager regarding combustible and flammable material not being located near heat sources or hot water heaters.

Boiler room to be inspected for any combustible or flammable materials weekly beginning 6/18/2025, x 4 weeks and then monthly x2 months.

General Manager responsible for ongoing compliance.

Licensee's Proposed Overall Completion Date: 07/02/2025

Implemented [redacted] - 07/02/2025)