



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **DRI/HEARTIS BUCKS COUNTY LLC**

LEGAL ENTITY

To operate **HEARTIS BUCKS COUNTY**

NAME OF FACILITY OR AGENCY

Located at **945 YORK ROAD, WARMINSTER, PA 18974**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Assisted Living-Special Care**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **100**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Special Care Unit - 55 Pa.Code §§ 2800.231-239 - Capacity 30**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2800: Assisted Living Residences

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **February 2, 2022** until **February 2, 2023**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **148550**

Janette Biderup
ISSUING OFFICER

Jamie J. Buchenauer
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 – 01/21

February 4, 2022

[REDACTED]
DRI/Heartis Bucks County, LLC
[REDACTED]
[REDACTED]

RE: Heartis Bucks County
945 York Road
Warminster, Pennsylvania 18974
License #: 148550

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on January 24, 2022 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2800.

Sincerely,



Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *Heartis Bucks County* License #: *14855* License Expiration:
Address: *945 York Road, Warminster, PA 18974*
County: *BUCKS* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *267-962-0100* Email: [REDACTED]

Legal Entity

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

Certificate(s) of Occupancy

Type: *I-2* Date: *08/09/2021* Issued By: *Township of Warminster L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *0* Waking Staff: *0*

Inspection Information

Type: *Initial* Notice: *Announced* BHA Docket #:
Reason: *New* Exit Conference Date: *01/24/2022*

Inspection Dates and Department Representative

01/24/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *0*

Special Care Unit

In Home: *Yes* Area: *Generations* Capacity: *30* Residents Served: *0*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *0*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

01/24/2022 - Initial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/04/2022*

Inspections / Reviews (*continued*)

01/27/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *01/28/2022*

02/02/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

94c Stair strips**1. Requirements**

2800.

94.c. Stairs must have strips for those with vision impairments.

Description of Violation

The stairs in the entire building do not have strips.

Plan of Correction**Accept**

On 1/24/2022 during initial inspection the interior stairs were missing strips for those with vision impairments. This was corrected immediately onsite by placing blue carpet tape on each step to indicate contrast of each step. Inspector verified that regulation 2800.94c was corrected during the onsite inspection.

The contract will add permanent stair nose guard for visual contrast which will be completed within by Feb 28, 2022.

Document Submission**Implemented**

On 1/24/2022 during initial inspection the interior stairs were missing strips for those with vision impairments. This was corrected immediately onsite by placing blue carpet tape on each step to indicate contrast of each step. Inspector verified that regulation 2800.94c was corrected during the onsite inspection.

The contractor will install permanent visual step nose guards for visual contrast which will be completed by Feb 28, 2022. The ED will verify ongoing compliance with regulation 2800.94c and provide documentation to the department upon completion.