

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

April 25, 2023

[REDACTED], HR PROGRAMS MANAGER  
ARDEN COURTS OF KING OF PRUSSIA PA LLC  
[REDACTED]

RE: ARDEN COURTS (KING OF PRUSSIA)  
620 WEST VALLEY FORGE ROAD  
KING OF PRUSSIA, PA, 19406  
LICENSE/COC#: 12995

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/09/2023 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:** ARDEN COURTS (KING OF PRUSSIA) **License #:** 12995 **License Expiration:** 12/29/2023  
**Address:** 620 WEST VALLEY FORGE ROAD, KING OF PRUSSIA, PA 19406  
**County:** MONTGOMERY **Region:** SOUTHEAST

## Administrator

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

## Legal Entity

**Name:** ARDEN COURTS OF KING OF PRUSSIA PA LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** C-2 LP **Date:** 08/10/1995 **Issued By:** COPA L & I

## Staffing Hours

**Resident Support Staff:** 0 **Total Daily Staff:** 112 **Waking Staff:** 84

## Inspection Information

**Type:** Full **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Renewal **Exit Conference Date:** 01/09/2023

## Inspection Dates and Department Representative

01/09/2023 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 64 **Residents Served:** 56

## Secured Dementia Care Unit

**In Home:** Yes **Area:** whole building **Capacity:** 64 **Residents Served:** 56

## Hospice

**Current Residents:** 12

## Number of Residents Who:

**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 56  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 56 **Have Physical Disability:** 1

## Inspections / Reviews

01/09/2023 Full

**Lead Inspector:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 01/28/2023

01/26/2023 - POC Submission

**Submitted By:** [REDACTED] **Date Submitted:** 04/25/2023  
**Reviewer:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 01/28/2023

Inspections / Reviews *(continued)*

01/26/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/25/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 03/15/2023

04/25/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/25/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

132c - Fire Drill Records

1. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The fire drill record for the drills conducted on 1/18/22, 1/27/22, 2/14/22, 2/22/22, 2/28/22, 3/3/22, 3/14/22, 4/4/22, 4/11/22, 4/27/22, 5/2/22, 5/19/22, 5/26/22, 6/7/22, 6/16/22, 6/25/22, 7/5/22, 7/15/22, 7/21/22, 8/4/22, 8/15/22, 8/25/22, 9/2/22, 9/8/22, 9/19/22, 10/7/22, 10/18/22, 10/27/22, 11/8/22, 11/22/22, 11/28/22, 12/8/22, 12/19/22, and 12/22/22 does not include the number of staff who participated in the fire drill and the number of residents present in the home.

Plan of Correction

Accept (████) - 01/26/2023)

132.c

The Building Services Coordinator (who conducts and documents the community's written fire drill records) was in-serviced by the Executive Director regarding regulation 132.c. on 1/19/2023. See attachments-In-Service documentation and collateral

The January, 2023 written fire drill record was reviewed for compliance with regulation 132.c. by the Executive Director. See attachment-Fire Drill record from 1/24/2023. (includes proof of review by the Executive Director re. initials and date of review)

The written fire drill records will be reviewed by the Executive Director for compliance regarding regulation 132.c. during the quarterly Quality Management Meetings. Documentation of review will be noted in the Quality Management Meeting minutes. Time Frame-January, 2023 through June, 2023 See attachment-Sample Quality Management Meeting minute template (including written fire drills records)

Quarterly QM meeting for April, May & June 2023 scheduled on 7/11/2023.

Licensee's Proposed Overall Completion Date: 07/14/2023

Implemented (████) - 04/25/2023)