

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

March 18, 2025

[REDACTED]  
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

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/08/2025 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:** ARDEN COURTS (KING OF PRUSSIA)      **License #:** 12995      **License Expiration:** 12/29/2025  
**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**

**Staffing Hours**

**Resident Support Staff:**      **Total Daily Staff:** 110      **Waking Staff:** 83

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint      **Exit Conference Date:** 01/08/2025

**Inspection Dates and Department Representative**

01/08/2025 - On-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 64      **Residents Served:** 55

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** entire home      **Capacity:** 64      **Residents Served:** 55

**Hospice**

**Current Residents:** xx

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 55  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 55      **Have Physical Disability:** 1

**Inspections / Reviews**

01/08/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 02/15/2025

02/21/2025 - POC Submission

**Submitted By:** [REDACTED]      **Date Submitted:** 03/12/2025  
**Reviewer:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 02/24/2025

Inspections / Reviews *(continued)*

02/28/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/12/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 03/13/2025

03/18/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/12/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

## 183d - Prescription Current

## 1. Requirements

2600.

183.d. Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

## Description of Violation

On [REDACTED] a bottle of [REDACTED] and [REDACTED] a bottle of [REDACTED] prescribed for resident [REDACTED] were kept in the home's medicine cabinet; however, these medications were not listed on the resident's current order.

Repeat Violation: [REDACTED]

## Plan of Correction

Accept [REDACTED] 02/28/2025)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on [REDACTED] by the Resident Services Coordinator who discarded the medications. The medications were from resident's home supply provided by family. These medications were never used in home, but were inappropriately stored for family who failed to retrieve medications as per their request.

To enhance the currently compliant operations, the Executive Director will complete in-services with nurses and medication technicians on Regulation 183.d, as well as 183.e (Storing Medications) and 183.f (Discontinued Medications) and review that all medications provided by family which are no longer ordered should be removed from the building immediately or discarded, with the completion date of 3/1/2025.

Effective 2/17/2025 medication carts audits will be performed weekly through 5/17/2025 by designated staff members to maintain ongoing compliance with Regulation 183.d Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. Medication cart audits are included in Quality Management Plan which is available for review at any time.

Licensee's Proposed Overall Completion Date: 03/12/2025

Implemented [REDACTED] - 03/18/2025)

## 184a - Resident's Meds Labeled

## 2. Requirements

2600.

184.a. The original container for prescription medications shall be labeled with a pharmacy label that includes the following:

4. The prescribed dosage and instructions for administration.

## Description of Violation

Resident [REDACTED] is prescribed [REDACTED] tab twice a day. The pharmacy label for this medication reads [REDACTED] 1 tab every 12 hours, requiring a direction change sticker.

Repeat Violation: [REDACTED] et al.

## Plan of Correction

Accept [REDACTED] - 02/28/2025)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on [REDACTED] by the Resident Services Coordinator who discarded the medication. The medication was from resident's home supply provided by family. This medications was never used in home, but was inappropriately stored for family who failed to retrieve medications as per their request. The correct dose of the medication was received from pharmacy upon move in, which was the medication dispensed while resident was in home.

To enhance the currently compliant operations, the Executive Director will complete in-services with nurses and medication technicians on Regulation 184a, as well as 183.e (Storing Medications) and 183.f (Discontinued

**184a Resident's Meds Labeled (continued)**

Medications) and review that all medications provided by family which are no longer ordered should be removed from the building immediately or discarded, with the completion date of 3/1/2025.

Effective 2/17/2025 medication carts audits will be performed weekly through 5/17/2025 by designated staff members to maintain ongoing compliance with Regulation 184.a. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. Medication cart audits are included in Quality Management Plan which is available for review at any time.

Licensee's Proposed Overall Completion Date: 03/12/2025

Implemented [REDACTED] - 03/18/2025)

**184b - Labeling OTC/CAM****3. Requirements**

2600.

184.b. If the OTC medications and CAM belong to the resident, they shall be identified with the resident's name.

**Description of Violation**

On [REDACTED] a bottle of [REDACTED] belonging to resident [REDACTED] was not labeled with the resident's name.

**Plan of Correction**

Accept ( [REDACTED] 02/28/2025)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on [REDACTED] the Resident Services Coordinator who discarded the medication. The medication was from resident's home supply provided by family. This medications was never used in home, but was inappropriately stored for family who failed to retrieve medications as per their request. The medication was received from pharmacy upon move in with proper label, which was the medication dispensed while resident was in home.

To enhance the currently compliant operations, the Executive Director will complete in services with nurses and medication technicians on Regulation 184b, as well as 183.e (Storing Medications) and 183.f (Discontinued Medications) and review that all medications provided by family which are no longer ordered should be removed from the building immediately or discarded, with the completion date of 3/1/2025.

Effective 2/17/2025 medication carts audits will be performed weekly through 5/17/2025 by designated staff members to maintain ongoing compliance with Regulation 184.a. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. Medication cart audits are included in Quality Management Plan which is available for review at any time.

Licensee's Proposed Overall Completion Date: 03/12/2025

Implemented [REDACTED] - 03/18/2025)

**187b - Date/Time of Medication Admin.****4. Requirements**

2600.

## 187b - Date/Time of Medication Admin. (continued)

187.b. The information in subsection (a)(13) and (14) shall be recorded at the time the medication is administered.

**Description of Violation**

Resident [REDACTED] was sent out to a hospital on [REDACTED] around 10:30 AM. The resident's medication administration record does not include the initials of the staff member who administered the resident's 08:00 AM medications on this day.

Repeat Violation: [REDACTED]

**Plan of Correction**

Accept [REDACTED] - 02/28/2025)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on [REDACTED] by the Resident Services Coordinator who reviewed the MAR and investigated the staff member who failed to sign out medication properly on the MAR.

To enhance the currently compliant operations, the Executive Director will complete in-services with nurses and medication technicians on Regulation 187b, and the expectation to follow proper medication administration procedures,

with the completion date of 3/1/2025. In April 2025, training will begin with all nurses and medication technicians for the conversion to electronic medication administration records which is scheduled to take place in April of 2025. Effective 2/17/2025 medication carts audits will be performed weekly through 5/17/2025 by designated staff members to maintain ongoing compliance with Regulation 187b. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes. Medication cart audits are included in Quality Management Plan which is available for review at any time.

Licensee's Proposed Overall Completion Date: 03/12/2025

Implemented [REDACTED] - 03/18/2025)

## 187d - Follow Prescriber's Orders

**5. Requirements**

2600.

187.d. The home shall follow the directions of the prescriber.

**Description of Violation**

Resident [REDACTED] 08:00 PM medications including [REDACTED], and [REDACTED] were not administered to the resident on [REDACTED].

Repeat Violation: [REDACTED]

**Plan of Correction**

Accept [REDACTED] - 02/28/2025)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on [REDACTED], by the Resident Services Coordinator who reviewed the MAR and investigated the staff member who failed to properly sign out medication and document on the MAR.

To enhance the currently compliant operations, the Executive Director will complete in-services with nurses and medication technicians on Regulation 187d, and the expectation to follow proper medication administration procedures,

with the completion date of 3/1/2025. In April 2025, training will begin with all nurses and medication technicians for the conversion to electronic medication administration records which is scheduled to take place in April of 2025. Effective 2/17/2025 medication carts audits will be performed weekly through 5/17/2025 by designated staff members to maintain ongoing compliance with Regulation 187d. Any deficiencies will be corrected

**187d - Follow Prescriber's Orders (continued)**

*immediately, and findings will be documented and reviewed internally for continuous improvement purposes. Medication cart audits are included in Quality Management Plan which is available for review at any time.*

**Licensee's Proposed Overall Completion Date: 03/12/2025**

**Implemented [REDACTED] - 03/18/2025)**