

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

March 3, 2025

[REDACTED], OWNER  
R LYNN AND LINDA MUELLER  
[REDACTED]

RE: COLONIAL GARDENS GUEST HOUSE  
121 STEPPLAND ROAD  
BUTLER, PA, 16002  
LICENSE/COC#: 44570

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/13/2025, 02/21/2025 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: COLONIAL GARDENS GUEST HOUSE License #: 44570 License Expiration: 05/25/2025  
 Address: 121 STEPPLAND ROAD, BUTLER, PA 16002  
 County: BUTLER Region: WESTERN

**Administrator**

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

**Legal Entity**

Name: R LYNN AND LINDA MUELLER  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 12/18/1985 Issued By: Dept L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 25 Waking Staff: 19

**Inspection Information**

Type: Full Notice: Unannounced BHA Docket #:  
 Reason: Renewal Exit Conference Date: 02/21/2025

**Inspection Dates and Department Representative**

02/13/2025 - On-Site: [REDACTED]  
 02/21/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 35 Residents Served: 24  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 0  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 19  
 Diagnosed with Mental Illness: 24 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 1 Have Physical Disability: 1

**Inspections / Reviews**

02/13/2025 - Full  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/08/2025

02/27/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 02/28/2025  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/06/2025

Inspections / Reviews *(continued)*

03/03/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/28/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

20b8 - Quarterly Account

1. Requirements

2600.

20.b. If the home provides assistance with financial management or holds resident funds, the following requirements apply:

- 8. The home shall give the resident and the resident's designated person, an itemized account of financial transactions made on the resident's behalf on a quarterly basis.

Description of Violation

Resident #1 were not being provided quarterly statements to the resident's or the resident's designated person.

Plan of Correction

Accept (█ - 02/27/2025)

The immediate action on 2/28/25 the administrator notified the designee and informed █ that the quarterly financial statements would be mailed to █ This form will be mailed by the administrator on 4/1/25. The designee stated █ did not need this form, administrator informed █ that this was a state regulation.

2/28/25 The administrative staff will prepare and provide quarterly statements for the designee's and any resident who handles their own finances if the home assists in the handling of daily monies.

Licensee's Proposed Overall Completion Date: 04/01/2025

Implemented (█ - 03/03/2025)

103f - Refrigerator/Freezer Temps

2. Requirements

2600.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

On 2/13/25, at approximately 10:20 a.m., the basement freezer, farthest from the door on the left, had two thermometers that measured 6 degrees Fahrenheit and 10 degrees Fahrenheit.

Plan of Correction

Accept (█ - 02/27/2025)

Immediately on 2/13/25 the maintenance employee lowered the temperature in the freezer and a new thermometer was put in place.

2/27/25 The maintenance employee placed a calendar on the freezer for daily temperature checks by dietary or administrative staff.

Licensee's Proposed Overall Completion Date: 02/27/2025

Implemented (█ - 03/03/2025)