

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

May 14, 2025

[REDACTED]  
ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
[REDACTED]  
[REDACTED]

RE: ARDEN COURTS (WARMINSTER)  
779 WEST COUNTY LINE ROAD  
HATBORO, PA, 19040  
LICENSE/COC#: 12996

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/01/2025 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 (WARMINSTER) **License #:** 12996 **License Expiration:** 06/14/2025  
**Address:** 779 WEST COUNTY LINE ROAD, HATBORO, PA 19040  
**County:** BUCKS **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

**Resident Support Staff:** **Total Daily Staff:** 54 **Waking Staff:** 41

**Inspection Information**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Incident **Exit Conference Date:** 04/01/2025

**Inspection Dates and Department Representative**

04/01/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 60 **Residents Served:** 27

**Secured Dementia Care Unit**

**In Home:** Yes **Area:** entire home **Capacity:** 60 **Residents Served:** 27

**Hospice**

**Current Residents:** 6

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 27  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 27 **Have Physical Disability:** 0

**Inspections / Reviews**

04/01/2025 Partial

**Lead Inspector:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/26/2025

05/08/2025 - POC Submission

**Submitted By:** [REDACTED] **Date Submitted:** 05/13/2025  
**Reviewer:** [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 05/15/2025

Inspections / Reviews *(continued)*

05/14/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/13/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

131a - Fire Extinguisher

1. Requirements

2600.

131.a. There shall be at least one operable fire extinguisher with a minimum 2-A rating for each floor, including the basement and attic.

Description of Violation

The fire extinguisher in the home's Harvest Glen kitchen serviced Nov 2024 was undercharged.

The fire extinguisher in the hallway right outside of the main kitchen serviced Jan 2024 was undercharged.

Plan of Correction

Accept (████ - 05/08/2025)

1. Fire extinguishers in Harvest Glen kitchen and the Main kitchen were serviced and recharged on 4/16/25
2. Current fire extinguishers were audited to ensure they are fully charged on 4/1/25 by the Executive Director.
3. Executive Director educated housekeeping staff as a back up to the Building Services Manager, on regulations 131a – Fire Extinguisher and 131f – Fire Extinguisher Inspection on 4/18/25.
4. Executive Director/designee will audit Fire Extinguishers 1x/week for 4 weeks to ensure fire extinguishers are charged starting on the week of 4/14/25. Findings will be submitted to the QAPI committee meeting on 5/13/25 for review and recommendations. The Executive Director will be responsible for submitting and reviewing the findings.

Licensee's Proposed Overall Completion Date: 05/14/2025

Implemented (████) 05/14/2025)

131f - Fire Extinguisher Inspection

2. Requirements

2600.

131.f. Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

Description of Violation

The fire extinguisher in the home's Berry Ridge kitchen has not been inspected by a fire safety expert since Feb 2024.

The fire extinguisher in the home's Cloverdale kitchen has not been inspected by a fire safety expert since Jan 2024.

The fire extinguisher in the hallway right outside of the main kitchen has not been inspected by a fire safety expert since Jan 2024.

Plan of Correction

Accept (████ - 05/08/2025)

1. Fire extinguishers in Berry Ridge kitchen, Cloverdale kitchen and the Main kitchen were inspected by a fire safety expert on 4/16/25
2. Current fire extinguishers were inspected by a fire safety expert on 4/16/25.
3. Executive Director educated housekeeping staff as a back up to the Building Services Manager, on regulations 131a – Fire Extinguisher and 131f – Fire Extinguisher Inspection on 4/18/25.
4. Executive Director/designee will audit Fire Extinguishers 1x/week for 4 weeks to ensure fire extinguishers are inspected annually starting on the week of 4/14/25. Findings will be submitted to the QAPI committee meeting on 5/13/25 for review and recommendations. The Executive Director will be responsible for submitting and reviewing the findings.

Licensee's Proposed Overall Completion Date: 05/14/2025

Implemented (████) - 05/14/2025)