

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

June 3, 2025

[REDACTED]
PINE RUN VILLAGE, INC.
[REDACTED]

RE: PINE RUN LAKEVIEW
2425 LOWER STATE ROAD
DOYLESTOWN, PA, 18901
LICENSE/COC#: 15036

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/12/2025 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: PINE RUN LAKEVIEW License #: 15036 License Expiration: 08/24/2025
Address: 2425 LOWER STATE ROAD, DOYLESTOWN, PA 18901
County: BUCKS Region: SOUTHEAST

Administrator

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

Legal Entity

Name: PINE RUN VILLAGE, INC.
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: I-2 Date: 07/25/2023 Issued By: Doylestown Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 89 Waking Staff: 67

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint, Incident Exit Conference Date: 05/12/2025

Inspection Dates and Department Representative

05/12/2025 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 107 Residents Served: 69

Secured Dementia Care Unit

In Home: Yes Area: Arbor Capacity: 13 Residents Served: 12

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 69
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 20 Have Physical Disability: 0

Inspections / Reviews

05/12/2025 Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 06/07/2025

06/03/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: 06/03/2025
Reviewer: [REDACTED] Follow-Up Type: Bypass Document Submission

Inspections / Reviews *(continued)*

06/03/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/03/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

121a - Unobstructed Egress

1. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

On [REDACTED] the exit doors leading to the Memory Care courtyard were found to be locked and accessible only to staff with a key. This condition constitutes a blocked egress, which may pose a safety hazard in emergency situations.

Plan of Correction

Accepted [REDACTED] - 06/03/2025)

Installation of 2 new keypads were installed on 5/13/25 to the exit doors leading to the Memory Care courtyard.

Letter from our local building authority is attached.

The keypads will:

- * The locking system shuts down immediately upon fire, smoke or heat detectors activated by fire alarm system.
- * If there is a power failure the system will shut down.
- * Overriding the magnetic locking system by use of keypad.
- * Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic magnetic system - Our Arbor Gate is secure with a magnetic locking system previously approved.
- * Our fire systems is interconnected to the local fire department, or a 24-hour monitoring service approved by the local fire department.
- * The doors are unlocked between the hours of 8am and 8pm.
- * After 8pm a code will be entered to unlock the doors.
- * Directions for door operation is conspicuously posted near the device.

Licensee's Proposed Overall Completion Date: 05/29/2025

Implemented [REDACTED] 06/03/2025)