

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

August 18, 2025

[REDACTED]
OLD ORCHARD HEALTH CARE CENTER - EASTON PA LLC
[REDACTED]

RE: ARDEN COURTS (OLD ORCHARD)
4098 FREEMANSBURG AVENUE
EASTON, PA, 18045
LICENSE/COC#: 22604

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/02/2025 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 (OLD ORCHARD) **License #:** 22604 **License Expiration:** 01/17/2026
Address: 4098 FREEMANSBURG AVENUE, EASTON, PA 18045
County: NORTHAMPTON **Region:** NORTHEAST

Administrator

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

Legal Entity

Name: OLD ORCHARD HEALTH CARE CENTER - EASTON PA LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 06/07/1995 **Issued By:** L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 124 **Waking Staff:** 93

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 07/02/2025

Inspection Dates and Department Representative

07/02/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 65 **Residents Served:** 62

Secured Dementia Care Unit

In Home: Yes **Area:** whole home **Capacity:** 65 **Residents Served:** 62

Hospice

Current Residents: 16

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 62
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 2
Have Mobility Need: 62 **Have Physical Disability:** 0

Inspections / Reviews

07/02/2025 Partial

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

08/08/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 08/12/2025
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 08/12/2025

Inspections / Reviews *(continued)*

08/18/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/12/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

88a - Surfaces

1. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

At 9:45 a.m., a hole measuring approximately 4 inches by 2.5 inches was observed on the wall behind the door in room

██████

Plan of Correction

Accept (██████ - 08/08/2025)

In response to the violation on ██████████ by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 07/03/2025 by the Executive Director to repair the whole in the wall. Building Service Coordinator was educated on regulation 88A.

To enhance the currently compliant operations, on 07/28/2025 the Building Service Coordinator will inspect all the resident's room for any wholes in the walls, and that all walls, ceilings, windows, doors, and all counter tops and cabinets are in good repair and free of hazards, with a completion date of 08/01/2025.

Effective 07/28/2025 the Building Service Coordinator will perform weekly inspections through 08/08/2025 to maintain ongoing compliance with ensuring floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 08/01/2025

Implemented (██████ - 08/18/2025)