

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

August 6, 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 licensing inspections on 07/18/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

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      **Exit Conference Date:** 07/18/2025

**Inspection Dates and Department Representative**

07/18/2025 - 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:** entire home      **Capacity:** 64      **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**

07/18/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** Not Required

**NO DEFICIENCIES FOUND**