



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to WALNUT QUARTERS LLC  
LEGAL ENTITY

To operate WALNUT QUARTERS  
NAME OF FACILITY OR AGENCY

Located at 5030-32 WALNUT ST., PHILADELPHIA, PA 19139  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

To provide Personal Care Homes  
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 27  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes  
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from January 12, 2026 until January 12, 2027,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **154070**

*Janette Biderup*  
ISSUING OFFICER

*Juliet Marsala*  
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



# Pennsylvania Department of Human Services

██████████  
██████████  
Walnut Quarters, LLC  
5030-32 Walnut Street  
Philadelphia, Pennsylvania 19139

RE: Walnut Quarters  
License #: 154070

Dear ██████████:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on October 27, 2025 and January 5, 2025 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Juliet Marsala".

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

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

January 7, 2026

[REDACTED]  
Walnut Quarters LLC  
5030-32 Walnut Street  
Philadelphia, PA, 19139

RE: WALNUT QUARTERS  
5030-32 WALNUT STREET  
PHILADELPHIA, PA, 19139  
LICENSE/COC#: 154070

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/27/2025 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: WALNUT QUARTERS License #: 154070 License Expiration:
Address: 5030-32 WALNUT STREET, PHILADELPHIA, PA 19139
County: PHILADELPHIA Region: SOUTHEAST

Administrator

Name: [Redacted]

Legal Entity

Name: Walnut Quarters LLC
Address: 5030-32 Walnut Street, Philadelphia, PA, 19139
Phone: [Redacted]

Certificate(s) of Occupancy

Type: Other Date: 12/08/2008 Issued By: Philadelphia Licenses and Inspections

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 19 Waking Staff: 14

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:
Reason: New Exit Conference Date: 10/27/2025

Inspection Dates and Department Representative

10/27/2025 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: 19

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 18 Are 60 Years of Age or Older: 11
Diagnosed with Mental Illness: 19 Diagnosed with Intellectual Disability: 2
Have Mobility Need: 0 Have Physical Disability: 0

Inspections / Reviews

10/27/2025 - Full

Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 11/17/2025

11/12/2025 - POC Submission

Submitted By: [Redacted] Date Submitted: 11/12/2025
Reviewer: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 11/17/2025

Inspections / Reviews *(continued)*

01/07/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/14/2025

Reviewer: [REDACTED]

Follow-Up Type: *Bypass Document Submission*

01/07/2026 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/07/2026

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

42s - Privacy

1. Requirements

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

On 10/27/2025 at 10:34 am, the entrance doors for bedroom E, bedroom 1, bedroom 2, and 2 of the resident communal bathrooms were all being monitored on camera.

Plan of Correction

Do Not Accept [redacted] - 11/12/2025)

1. The entrance doors to bathrooms and bedrooms accessible to residents are kept closed with self-closing hinges providing maximum privacy and safety. All residents have privacy of self-possession. Cameras mounted on walls in hallway (common areas) do not violate the privacy of any resident. However, after inspection, the angles of the cameras in hallway were changed to comply with regulations.

Licensee's Proposed Overall Completion Date: 11/12/2025

Update: 11/12/2025

Please indicate any additional steps/actions that will be put into place to monitor or audit for ongoing compliance.

This could be specific audits, reviews, spot checks, etc. Please include detailed information regarding start dates, frequencies and titles of person responsible for each step.

Plan of Correction

Accept ([redacted] 12/02/2025)

1. The entrance doors to bathrooms and bedrooms accessible to residents are kept closed with self-closing hinges providing maximum privacy and safety. All residents have privacy of self-possession. Cameras mounted on walls in hallway (common areas) do not violate the privacy of any resident. However, after inspection, the angles of the cameras in hallway were changed to comply with regulations.

\*\*See attachment of additional steps/actions for preventative measures.

Licensee's Proposed Overall Completion Date: 11/14/2025

Bypass Document Submission

Implemented [redacted] - 01/07/2026)

107c - Food/Water 3 Day Supply

2. Requirements

2600.

107.c. The home shall maintain at least a 3-day supply of nonperishable food and drinking water for residents.

Description of Violation

On 10/27/2025, the home serving 18 residents did not have a 3-day emergency food supply.

Plan of Correction

Do Not Accept [redacted] 11/12/2025)

2. As of October 29, 2025, a 3-day supply of emergency food was obtained. Administrator will review on a regular basis to maintain compliance with regulations. Proof was sent to inspector via email on 10/31/25 per request. See attached.

107c - Food/Water 3 Day Supply (continued)

As of 10/29/2025, the home has purchased and stored a complete 3-day supply of nonperishable food for all residents.

Expiration date is in 10 years per label.

All items are labeled and stored in sealed bins in the designated emergency food storage area.

Preventive Measures:

An Emergency Food Supply Inventory Checklist has been created.

The checklist will be reviewed and updated monthly to ensure the 3-day supply is maintained, including quantity, expiration dates, and storage conditions.

Staff Training:

All staff will be trained on maintaining the emergency food supply, including inventory rotation, restocking, and reporting low supplies to the Administrator.

Ongoing Compliance Monitoring:

The Administrator will conduct a monthly safety and compliance audit, including verification of the emergency food supply.

Audit documentation will be kept on file for DHS review.

Licensee's Proposed Overall Completion Date: 11/12/2025

Update: 11/12/2025

Please provide dates for each step.

Plan of Correction

Accept [redacted] - 12/02/2025)

2. As of October 29, 2025, a 3-day supply of emergency food was obtained. Administrator will review on a regular basis to maintain compliance with regulations. Proof was sent to inspector via email on 10/31/25 per request. See attached.

As of 10/29/2025, the home has purchased and stored a complete 3-day supply of nonperishable food for all residents.

Expiration date is in 10 years per label.

All items are labeled and stored in sealed bins in the designated emergency food storage area.

Preventative Measures:

11-14-2025 An Emergency Food Supply Inventory Checklist has been created.

107c - Food/Water 3 Day Supply (continued)

The checklist will be reviewed and updated monthly to ensure the 3-day supply is maintained, including quantity, expiration dates, and storage conditions.

11-14-2025 Staff Training:

All staff will be trained on maintaining the emergency food supply, including inventory rotation, restocking, and reporting low supplies to the Administrator.

Ongoing Compliance Monitoring:

The Administrator will conduct a monthly safety and compliance audit, including verification of the emergency food supply.

Audit documentation will be kept on file for DHS review.

\*\*See dates above and revised attachment--checklist

Action--checklist to record 3 day food audit

Documentation --attached

Responsible Party--Administrator

Frequency--Monthly--Starting November 2025

Licensee's Proposed Overall Completion Date: 11/14/2025

Bypass Document Submission

Implemented [redacted] - 01/07/2026)

124 - Notice to Fire Department

3. Requirements

2600.

124. The home shall notify the local fire department in writing of the address of the home, location of the bedrooms and the assistance needed to evacuate in an emergency. Documentation of notification shall be kept.

Description of Violation

The home does not have documentation of written notification to the local fire department of the address of the home, location of the bedrooms, and the assistance needed to evacuate in an emergency.

Plan of Correction

Do Not Accept [redacted] - 11/12/2025)

3. Notification regarding emergency evacuation and location of residents in home was provided to the local fire department at 5559 Chestnut Street Philadelphia, PA 19139 on November 5, 2025. Administrator will provide updates when necessary to maintain compliance with regulations.

Licensee's Proposed Overall Completion Date: 11/12/2025

Update: 11/12/2025

Please indicate any additional steps/actions that will be put into place to monitor or audit for ongoing compliance.

This could be specific audits, reviews, spot checks, etc. Please include detailed information regarding start dates,

124 - Notice to Fire Department (continued)

frequencies and titles of person responsible for each step.

Plan of Correction

Accept (█ - 12/02/2025)

3. Notification regarding emergency evacuation and location of residents in home was provided to the local fire department at 5559 Chestnut Street Philadelphia, PA 19139 on November 5, 2025. Administrator will provide updates when necessary to maintain compliance with regulations.

\*\*See new attachment

Licensee's Proposed Overall Completion Date: 11/14/2025

Bypass Document Submission

Implemented (█ - 01/07/2026)

132b - Safety Inspection/Fire Drill

4. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

On 10/27/2025, the home did not provide documentation of a fire safety inspection and supervised fire drill.

Plan of Correction

Do Not Accept (█ - 11/12/2025)

4. Documentation was provided to inspector of fire safety inspection and supervised drills on day of inspection. However, page 2 of the document was missing the facility name at top. Inspector requested that the name be filled in and sent to █ via email on October 31, 2025. It was sent via email. Please see attached of same document. Going forward, we will make sure Walnut Quarters staff and fire department complete all relevant fields on forms for compliance.

Licensee's Proposed Overall Completion Date: 11/12/2025

Update: 11/12/2025

The attached documentation is not acceptable.

Please provide a plan of correction for this violation.

Plan of Correction

Directed (█ 12/02/2025)

4. Documentation was provided to inspector of fire safety inspection and supervised drills on day of inspection. However, page 2 of the document was missing the facility name at top. Inspector requested that the name be filled in and sent to █ via email on October 31, 2025. It was sent via email. Please see attached of same document. Going forward, we will make sure Walnut Quarters staff and fire department complete all relevant fields on forms for compliance.

\*\*See attached plan including start dates and responsible parties.

Proposed Overall Completion Date: 11/14/2025

132b - Safety Inspection/Fire Drill (continued)

**Directed POC:**

**The documentation provided is not acceptable and does not meet the requirements of these regulations. A fire safety inspection and supervised fire drill is still needed.**

**Within 10 days of the receipt of the plan of correction:** A supervised fire drill and fire safety inspection shall be conducted by a fire safety expert. Documentation of the supervised fire drill and fire safety inspection shall be kept.

Directed Completion Date: 12/12/2025

Bypass Document Submission

Implemented [redacted] 01/07/2026)

132g - Fire Drills Days/Times

5. Requirements

2600.

132.g. Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

Description of Violation

The home routinely holds fire drills at the end of the month as evidenced by the following drills 1/21/25 at 11:30 pm, 2/22/2025 10:15 am, 3/23/2025 at 4:20 pm, 4/22/2025 9:30 am, 5/24/2025 at 12:00 pm, 6/28/2025 8:00 pm, 7/26/2025 at 4:34 am, 8/26/2025 12:15 pm, 9/26/2025 at 9:30 am, 10/24/2025 at 1:45 pm.

Plan of Correction

Do Not Accept [redacted] - 11/12/2025)

5. Facility will no longer conduct fire drills primarily during one time period of the month. We will do monthly drills during random times to remain compliance with regulations. Documents will be kept for reference.

Licensee's Proposed Overall Completion Date: 11/12/2025

Update: 11/12/2025

Please indicate the immediate action that was taken to correct the violation.

Please indicate any additional steps/actions that will be put into place to monitor or audit for ongoing compliance.

This could be specific audits, reviews, spot checks, etc. Please include detailed information regarding start dates, frequencies and titles of person responsible for each step.

Plan of Correction

Directed [redacted] - 12/02/2025)

5. Facility will no longer conduct fire drills primarily during one time period of the month. We will do monthly drills during random times to remain compliance with regulations. Documents will be kept for reference.

\*\*Immediate Action: Next fire drill is scheduled for the week of November 17, 2025...Administrator will make a calendar of next 10 months for fire drills. Dates will not be shared with residents or other staff members to ensure that the drills are authentic to encourage real life preparation. See attached fire drill plan.

132g - Fire Drills Days/Times (continued)

Proposed Overall Completion Date: 11/14/2025

**Directed POC:**

**The attached schedule is not acceptable because it will result in noncompliance with 2600.132e.**

**Within 10 days of receipt of the plan of correction:** The home shall conduct an unannounced fire drill. Documentation shall be kept in accordance with 2600.132c.

**Within 10 days of receipt of the plan of correction:** The administrator shall monitor the fire drill schedule on a monthly basis to ensure fire drills are being held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low. Documentation shall be kept.

Directed Completion Date: 12/12/2025

Bypass Document Submission

Implemented (█ - 01/07/2026)

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

January 7, 2026

[REDACTED]  
Walnut Quarters LLC  
5030-32 Walnut Street  
Philadelphia, PA, 19139

RE: WALNUT QUARTERS  
5030-32 WALNUT STREET  
PHILADELPHIA, PA, 19139  
LICENSE/COC#: 154070

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 01/05/2026 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: WALNUT QUARTERS License #: 154070 License Expiration:

Address: 5030-32 WALNUT STREET, PHILADELPHIA, PA 19139

County: PHILADELPHIA Region: SOUTHEAST

**Administrator**

Name: [REDACTED]

**Legal Entity**

Name: Walnut Quarters LLC

Address: 5030-32 Walnut Street, Philadelphia, PA, 19139

Phone: [REDACTED]

**Certificate(s) of Occupancy**

Type: Other Date: 12/08/2008 Issued By: Philadelphia Licenses and Inspections

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: NaN Waking Staff: NaN

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:

Reason: Monitoring Exit Conference Date: 01/05/2026

**Inspection Dates and Department Representative**

01/05/2026 - On-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information

License Capacity: Residents Served: 18

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: NA

Number of Residents Who:

Receive Supplemental Security Income: 18 Are 60 Years of Age or Older: 11

Diagnosed with Mental Illness: 17 Diagnosed with Intellectual Disability: 2

Have Mobility Need: NA Have Physical Disability: NA

**Inspections / Reviews**

01/05/2026 - Partial

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

NO DEFICIENCIES FOUND