

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

December 3, 2025

[REDACTED]  
UNITED ZION RETIREMENT COMMUNITY, INC.  
[REDACTED]

RE: UNITED ZION RETIREMENT  
COMMUNITY  
722 FURNACE HILLS PIKE  
LITITZ, PA, 17543  
LICENSE/COC#: 32181

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 11/13/2025 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: UNITED ZION RETIREMENT COMMUNITY License #: 32181 License Expiration: 08/15/2026  
 Address: 722 FURNACE HILLS PIKE, LITITZ, PA 17543  
 County: LANCASTER Region: CENTRAL

**Administrator**

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

**Legal Entity**

Name: UNITED ZION RETIREMENT COMMUNITY, INC.  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 09/22/1995 Issued By: Labor & Industry

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 25 Waking Staff: 19

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #: 0  
 Reason: Complaint Exit Conference Date: 11/13/2025

**Inspection Dates and Department Representative**

11/13/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 49 Residents Served: 24  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 0  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 24  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 1 Have Physical Disability: 1

**Inspections / Reviews**

11/13/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND