

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

January 30, 2026

[REDACTED]  
ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
[REDACTED]  
[REDACTED]

RE: ARDEN COURTS (WARMINSTER)  
779 WEST COUNTY LINE ROAD  
HATBORO, PA, 19040  
LICENSE/COC#: 12996

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/23/2025 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 (WARMINSTER)      **License #:** 12996      **License Expiration:** 06/14/2026  
**Address:** 779 WEST COUNTY LINE ROAD, HATBORO, PA 19040  
**County:** BUCKS      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C-2 LP      **Date:** 03/29/2000      **Issued By:** CWOPA L&I

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 62      **Waking Staff:** 47

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Incident      **Exit Conference Date:** 12/23/2025

**Inspection Dates and Department Representative**

12/23/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
**License Capacity:** 60      **Residents Served:** 31  
**Secured Dementia Care Unit**  
**In Home:** Yes      **Area:** Entire Home      **Capacity:** 60      **Residents Served:** 31  
**Hospice**  
**Current Residents:** 3  
**Number of Residents Who:**  
**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 31  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 31      **Have Physical Disability:** 0

**Inspections / Reviews**

12/23/2025 Partial  
**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 01/25/2026

01/21/2026 - POC Submission  
**Submitted By:** [REDACTED]      **Date Submitted:** 01/23/2026  
**Reviewer:** [REDACTED]      **Follow-Up Type:** Document Submission      **Follow-Up Date:** 01/27/2026

Inspections / Reviews *(continued)*

01/30/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/23/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

234b Support Plan Needs Elements

1. Requirements

2600.

234.b. The support plan must identify the resident’s physical, medical, social, cognitive and safety needs.

Description of Violation

The support plan for Resident [REDACTED], dated [REDACTED], does not indicate the behavioral or cognitive need and degree for judgement, understanding instructions or the ability to use and avoid poisonous materials.

Plan of Correction

Accept [REDACTED] - 01/21/2026)

- 1. Resident [REDACTED] received a RASP addendum for the behavioral or cognitive need and degree for Judgement, Understanding Instructions and the Ability to use and avoid poisonous materials in order to correct the missing information. Completed by the Executive Director on 12/23/25.
- 2. Executive Director audited current resident’s most recent RASP to ensure behavioral or cognitive need and degree sections of the RASP were documented correctly. Audit was completed on 12/29/25 by the Executive Director.
- 3. Resident Services Coordinator completed educating the Executive Director on regulation 234b – support plan on 12/23/25.
- 4. Executive Director will audit new resident RASP’s 1x per week for 3 weeks starting on 1/5/26 to ensure all required sections are documented in the behavioral or cognitive need and degree sections. The Executive Director will be responsible for completing and reviewing the findings. Target date of compliance is 1/26/26.

Licensee's Proposed Overall Completion Date: 01/26/2026

Implemented [REDACTED] - 01/30/2026)