

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

February 5, 2026

[REDACTED]
HSL DOUGLASSVILLE SUBTENANT LLC
[REDACTED]

C/O HERITAGE SENIOR LIVING
[REDACTED]

RE: KEYSTONE VILLA AT
DOUGLASSVILLE PERSONAL CARE
1152 BEN FRANKLIN HIGHWAY
EAST
DOUGLASSVILLE, PA, 19518
LICENSE/COC#: 22768

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 01/14/2026 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: KEYSTONE VILLA AT DOUGLASSVILLE PERSONAL CARE **License #:** 22768 **License Expiration:** 06/13/2026
Address: 1152 BEN FRANKLIN HIGHWAY EAST, DOUGLASSVILLE, PA 19518
County: BERKS **Region:** NORTHEAST

Administrator

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

Legal Entity

Name: HSL DOUGLASSVILLE SUBTENANT LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 04/12/1989 **Issued By:** Dept L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 197 **Waking Staff:** 148

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 01/14/2026

Inspection Dates and Department Representative

01/14/2026 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 168		Residents Served: 140	
Secured Dementia Care Unit			
In Home: Yes	Area: Daybreak	Capacity: 68	Residents Served: 54
Hospice			
Current Residents: 20			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 138	
Diagnosed with Mental Illness: 0		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 57		Have Physical Disability: 0	

Inspections / Reviews

01/14/2026 Partial
Lead Inspector: [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND