

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

April 6, 2026

[REDACTED]
QUAKERTOWN OPCO LLC
[REDACTED]

RE: FRANKLIN COURT
1660 PARK AVENUE
QUAKERTOWN, PA, 18951
LICENSE/COC#: 15387

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/26/2026 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: FRANKLIN COURT	License #: 15387	License Expiration:
Address: 1660 PARK AVENUE, QUAKERTOWN, PA 18951		
County: BUCKS	Region: SOUTHEAST	

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

Legal Entity	
Name: QUAKERTOWN OPCO LLC	
Address: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]

Certificate(s) of Occupancy		
Type: C-2 LP	Date: 06/13/1988	Issued By: COPA L&I

Staffing Hours		
Resident Support Staff: 0	Total Daily Staff: 59	Waking Staff: 44

Inspection Information		
Type: Partial	Notice: Announced	BHA Docket #:
Reason: Change Legal Entity	Exit Conference Date: 03/26/2026	

Inspection Dates and Department Representative	
03/26/2026 - On-Site: [REDACTED]	

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity:		Residents Served: 47	
Secured Dementia Care Unit			
In Home: No	Area:	Capacity:	Residents Served:
Hospice			
Current Residents: 5			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 47	
Diagnosed with Mental Illness: 2		Diagnosed with Intellectual Disability: 1	
Have Mobility Need: 12		Have Physical Disability: 0	

Inspections / Reviews	
03/26/2026 Partial	
Lead Inspector: [REDACTED]	Follow-Up Type: Not Required

NO DEFICIENCIES FOUND