

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

May 5, 2026

[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 05/05/2026 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: 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: Department of Labor & Industry

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 30 Waking Staff: 23

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 05/05/2026

Inspection Dates and Department Representative

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

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 49 Residents Served: 27

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: 27
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 3 Have Physical Disability: 1

Inspections / Reviews

05/05/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND