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

October 9, 2026

[redacted]
LABOR OF LOVE INC
[redacted]

RE: LABOR OF LOVE - BUILDING 3
1140 NORTH 63RD STREET
PHILADELPHIA, PA, 19151
LICENSE/COC#: 10189

[redacted]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/22/2026 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**: *LABOR OF LOVE - BUILDING 3* **License #**: *10189* **License Expiration**: *06/18/2027*

**Address**: *1140 NORTH 63RD STREET, PHILADELPHIA, PA 19151*

**County**: *PHILADELPHIA* **Region**: *SOUTHEAST*

## Administrator

**Name**: [redacted] **Phone**: [redacted] **Email**: [redacted]

## Legal Entity

**Name**: *LABOR OF LOVE INC*

**Address**: [redacted]

**Phone**: [redacted] **Email**: [redacted]

## Certificate(s) of Occupancy

**Type**: *I-1* **Date**: *12/10/1998* **Issued By**: *City of Philadelphia*

## Staffing Hours

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

## Inspection Information

**Type**: *Partial* **Notice**: *Unannounced* **BHA Docket #**:

**Reason**: *Monitoring* **Exit Conference Date**: *09/22/2026*

## Inspection Dates and Department Representative

*09/22/2026 - On-Site* [redacted]

## Resident Demographic Data as of Inspection Dates

### General Information

**License Capacity**: *12* **Residents Served**: *0*

### 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**: *0*

**Diagnosed with Mental Illness**: *0* **Diagnosed with Intellectual Disability**: *0*

**Have Mobility Need**: *0* **Have Physical Disability**: *0*

## Inspections / Reviews

**09/22/2026 Partial**

**Lead Inspector**: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *10/11/2026*

## Inspections / Reviews *(continued)*

**10/09/2026 POC Submission**

**Submitted By:** [redacted]
**Date Submitted:** *10/09/2026*
**Reviewer:** [redacted]
**Follow Up Type:** *Bypass Document Submission*

**10/09/2026 Bypass Document Submission**

**Submitted By:** [redacted]
**Date Submitted:** *10/09/2026*
**Reviewer:** [redacted]
**Follow Up Type:** *Not Required*

## 16c - Written Incident Report

**1. Requirements**

2600.
16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

**Description of Violation**

*On [redacted], at approximately 3:00 pm, a tree to fell on the home. The home had to initiate their emergency preparedness plan and relocate residents to other facilities. The home did not report this incident to the Department.*

**Plan of Correction** ***Accept [redacted] - 10/09/2026)***

*We followed our Emergency Procedures and did a head count. The error was all mine [redacted] I was rattled and I failed to report the incident to DHS. I was worried about the safety of my residents. For future compliance, I will report any loss of utility services, fire, and/or catastrophic events that happens within the 24 hour time frame to DHS. I have talked with my other Administrators about my lack of reporting and we discussed the 24 hour time frame for reporting.*

**Licensee's Proposed Overall Completion Date:** *10/09/2026*

***Implemented [redacted] 10/09/2026)***

## 132b - Safety Inspection/Fire Drill

**2. Requirements**

2600.
132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

**Description of Violation**

*The last fire safety inspection observed by a fire safety expert was conducted on [redacted]*

**Plan of Correction** ***Accept [redacted] - 10/09/2026)***

*We thought that a fire safety inspection and fire drill conducted by a fire safety expert was completed in 2025. I was told by an Inspector that I could conduct one because I had my Fire Safety Train the Trainer course Certification. We have contacted the Captain of our local fire company by letter to assist us with one and also sent an email to [redacted] Fire Prevention) @ for our yearly Observed Fire Drill. The Administrator ([redacted] will check quarterly for Future Compliance. The annual fire safety inspection was held and passed on Sept. 26, 2026 at Labor of Love, Inc. Buildings #1 and Building #2. The Inspection @ Labor of Love, Inc. Building #3 will be scheduled once our Sprinkler System is repaired and recertified by Alert One Fire Protection Company.*

**Licensee's Proposed Overall Completion Date:** *10/09/2026*

***Implemented [redacted] - 10/09/2026)***