



This certificate is hereby granted to DRI HEARTIS YARDLEY LLC	
To operate HEARTIS YARDLEY	
NAME OF FACILITY OR AGENCY	-
Located at <u>255 OXFORD VALLEY ROAD, YARDLEY, PA 19067</u>	
(COMPLETE ADDRESS OF FACILITY OR AGENCY)	
ADDRESS OF SATELLITE SITE/SERVICE LOCATION	
ADDRESS OF SATELLITE SITE/SERVICE LOCATION	
ADDRESS OF SATELLITE SITE/SERVICE LOCATION	
To provide Assisted Living-Special Care	
TYPE OF SERVICE(S) TO BE PROVIDED	
The total number of persons which may be cared for at one time may not exceed <u>115</u> or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.	
Restrictions: Special Care Unit - 55 Pa.Code §§ 2800.231-239 - Capacity 21	
This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations	
5	
55 Pa.Code Chapter 2800: Assisted Living Residences (MANUAL NUMBER AND TITLE OF REGULATIONS)	
and shall remain in effect from March 15, 2021 until March 15, 20	22
unless sooner revoked for non-compliance with applicable laws and regulations.	
No: 147720	
Levelle Bilde and Same & Ruchenaus	
ISSUING OFFICER	-

**NOTE:** This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.

HS 628 - 01/21



March 18, 2021 Mr. Lance M. Hardenburg, Manager DRI/Heartis Yardley, LLC 5910 North Central Expressway, Suite 1400 Dallas, Texas 75206

> RE: Heartis Yardley 255 Oxford Valley Rd Yardley, PA, 19067 License #: 147720

Dear Mr. Hardenburg:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 1, 2021 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2800.

Sincerely,

amie f. Buchenauer

Jamie Buchenauer Deputy Secretary Office of Long-term Living

Enclosures License Licensing Inspection Summary

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

Nme: Hearis Yardley, James P. 19067       Nersen P. 19720       License Explanding Descention         Address: 255 Oxford Valley, Region: SUTTHEAST       Region: SUTTHEAST         Amme:       Image:	Address: 255 0xford Valley Rd, Yardley, PA 19067         County: BUCKS       Region: SOUTHEAST         Administrator         Name:       Phone:       Email:         Legal Entity         Legal Entity         Name:       DR//Heartis Yardley, LLC         Address: 5910 N Central Expy, ste 1400, Dallas, TX, 75206       Freine:         Phone:       Email:         Certificate(s) of Occupancy       Issued By: Lower Makefield Township         Staffing Hours       Date: 04/12/2019       Issued By: Lower Makefield Township         Staffing Hours       Ital Daily Staff: 0       Waking Staff: 0         Inspection       Notice: Unannounced       BHA Docket #: Exit Conference Date: 03/01/2021         Inspection Dates and Department Representative       Exit Conference Date: 03/01/2021         03/01/2021 - On-Site:       Use Staffice Dates Staffice Dates
Name:Phone:Email:Legal EntityLegal EntityAddress: S910 N Central Expy, site I 400, Dallas, TX, 75206Phone:Email:Certificate(s) of OccupancyCertificate(s) of OccupancyType: C-3 SPDate: 04/12/2019Issued By: Lower Makefield TownshipStaffing HoursCertificate(s) of OccupancyType: C-3 SPDate: 04/12/2019Issued By: Lower Makefield TownshipStaffing HoursStaffing Hours	Name:Phone:Email:Legal EntityName: DRI/Heartis Yardley, LLC Address: 5910 N Central Expy, ste 1400, Dallas, TX, 75206Phone:Email:Certificate(s) of OccupancyType: C-3 SPDate: 04/12/2019Staffing HoursResident Support Staff:Total Daily Staff: 0Name: NewNotice: UnannouncedBHA Docket #: Exit Conference Date: 03/01/2021InspectionInspection Dates and Department Representative03/01/2021 - On-Site:Resident Demographic Data as of Inspection Dates
Legal Entity         Name: DRI/Heartis Yardley, LLC         Address: S910 N Central Expy, ste 1400, Dallas, TX, 75206         Phone:       Email:         Certificate(s) of Occupancy         Type: C-3 SP       Date: 04/12/2019         Issued By: Lower Makefield Township         Staffing Hours         Resident Support Staff:       Total Daily Staff: 0         Notice:       Waking Staff: 0         Inspection       BHA Docket #:         Type: Initial       Notice: Unannounced       BHA Docket #:         Reasident Support Staff:       Total Daily Staff: 0       BHA Docket #:         O3/01/2021 - On-Site:       Exit Conference Date: 03/01/2021         Inspection Dates and Department Representative         03/01/2021 - On-Site:       Exit Conference Date: 03/01/2021         Resident Served: 0         Special Care Unit       Residents Served: 0         Special Care Unit       Residents Served: 0         Special Care Unit       Current Residents Who:       Resident Served: 0         Number of Residents: 0       Area Memory Care       Capacity: 21       Resident Served: 0         Number of Residents: Who:       Area 60 Years of Age or Older: 0       Diagnosed with Intellectual Disability: 0	Legal Entity         Name: DRI/Heartis Yardley, LLC         Address: 5910 N Central Expy, ste 1400, Dallas, TX, 75206         Phone:       Email:         Certificate(s) of Occupancy         Type: C-3 SP       Date: 04/12/2019         Staffing Hours       Issued By: Lower Makefield Township         Staffing Hours       Total Daily Staff: 0         Resident Support Staff:       Total Daily Staff: 0         Inspection       Type: Initial Reason: New         Inspection Dates and Department Representative       Exit Conference Date: 03/01/2021         O3/01/2021 - On-Site:       G3/01/2021 - On-Site:
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Inspections / Reviews	
	03/01/2021 - Initial
	Lead Inspector:       Follow-Up Type: POC Submission       Follow-Up Date: 03/18/2021
03/01/2021 - Initial	

Inspections / Reviews (continued)		
3/9/2021 - POC Submission		
Lead Reviewer:	Follow-Up Type: Document Submission	Follow-Up Date: 03/15/2021
3/15/2021 - Document Submission		
Lead Reviewer:	Follow-Up Type: Not Required	

03/01/2021

## 85e Trash outside

#### 1. Requirements

2800.

85.e. Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

#### Description of Violation

At 10:30 on 3/1/21, the lid was open on the dumpster located behind the building. On 3/1/21, the home had 3 outdoor trash cans, one outside memory care and 2 outside the dining room, that did not have lids or coverings.

### Plan of Correction

1. Immediately closed the dumpster lid and removed the 3 trashcans in the memory care and assisted living courtyards.

2. Ordered signs for installation on the dumpsters to remind personnel to place all trash in the dumpster and to keep the lid closed always.

- 3. Ordered materials to retrofit courtyard trashcans with lids before returning to courtyards.
- 4. Enacted policy to have AM & PM shift conduct daily quality checks on external trashcans and dumpsters to ensure all trash is contained in the receptacle and lids are closed.

Completion Date: 03/08/2021

#### **Document Submission**

1. Pictures of dumpster lids closed & Amazon order receipts for signs for dumpsters attached.

2. Pictures of trashcans removed from memory care and 2 assisted living courtyards attached.

3. Amazon order receipt for plexiglass material purchased to retrofit outside trashcans with lids attached.

## 89b Hot water temperature

#### 1. Requirements

2800.

89.b. Hot water temperature in areas accessible to the resident may not exceed 120°F.

## **Description of Violation**

On 3/1/21, at 10:00AM, the hot water temperature in room 101 measured 122.5 degrees Fahrenheit.

#### Plan of Correction

1. Immediately reduced the whole building water temperature by 5 degrees at the hot water heater source.

2. Reduced water temperature at mixing valve source for Apt. 101. Tested water temperature in Apt. 101, which read

## 112.6 degrees Fahrenheit.

*3. Enacted policy to conduct weekly water temperature spot checks throughout the community.* **Completion Date:** 03/04/2021

#### **Document Submission**

Photos attached of temperature readings at the kitchen and bathroom sinks in Apt. 101.

147720

Accept

3 of 3

Accept

Implemented