



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **DRI HEARTIS YARDLEY LLC**

LEGAL ENTITY

To operate **HEARTIS YARDLEY**

NAME OF FACILITY OR AGENCY

Located at **255 OXFORD VALLEY ROAD, YARDLEY, PA 19067**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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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 **115**

(MAXIMUM CAPACITY)

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

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, 2022**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **147720**


ISSUING OFFICER


DEPUTY SECRETARY

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



pennsylvania
DEPARTMENT OF HUMAN SERVICES

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,

A handwritten signature in blue ink that reads "Jamie 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**

Facility Information

Name: *Heartis Yardley* License #: *147720* License Expiration Date:
Address: *255 Oxford Valley Rd, Yardley, PA 19067*
County: *BUCKS* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *DRI/Heartis Yardley, LLC*
Address: *5910 N Central Expy, ste 1400, Dallas, TX, 75206*
Phone: [REDACTED] Email: [REDACTED]

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* Waking Staff: *0*

Inspection

Type: *Initial* Notice: *Unannounced* BHA Docket #:
Reason: *New* Exit Conference Date: *03/01/2021*

Inspection Dates and Department Representative

03/01/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *115* Residents Served: *0*

Special Care Unit

In Home: *Yes* Area: *Memory Care* Capacity: *21* Residents Served: *0*

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

03/01/2021 - Initial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/18/2021*

Inspections / Reviews *(continued)*

3/9/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *03/15/2021*

3/15/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

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

Accept

- 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

Implemented

- 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

Accept

- 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

Implemented

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