

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

August 26, 2025

[REDACTED]  
DISCOVERY READING LEASING LLC  
[REDACTED]

SUITE 201  
[REDACTED]

RE: RITTENHOUSE VILLAGE AT  
MUHLENBERG  
2900 LAWN TERRACE  
READING, PA, 19605  
LICENSE/COC#: 22802

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/06/2025 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:** RITTENHOUSE VILLAGE AT MUHLENBERG      **License #:** 22802      **License Expiration:** 05/01/2026  
**Address:** 2900 LAWN TERRACE, READING, PA 19605  
**County:** BERKS      **Region:** NORTHEAST

## Administrator

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

## Legal Entity

**Name:** DISCOVERY READING LEASING LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** I-1      **Date:** 11/17/2009      **Issued By:** Muhlenberg twp

## Staffing Hours

**Resident Support Staff:** 0      **Total Daily Staff:** 90      **Waking Staff:** 68

## Inspection Information

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint      **Exit Conference Date:** 08/06/2025

## Inspection Dates and Department Representative

08/06/2025 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 104      **Residents Served:** 72

## Secured Dementia Care Unit

**In Home:** No      **Area:**      **Capacity:**      **Residents Served:**

## Hospice

**Current Residents:** 13

## Number of Residents Who:

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 72  
**Diagnosed with Mental Illness:** 1      **Diagnosed with Intellectual Disability:** 1  
**Have Mobility Need:** 18      **Have Physical Disability:** 2

## Inspections / Reviews

08/06/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND