

Department of Human Services
Bureau of Human Service Licensing

June 1, 2022

[REDACTED]
WELLTOWER OPCO GROUP LLC
[REDACTED]

RE: SUNRISE OF PAOLI
324 WEST LANCASTER AVENUE
MALVERN, PA, 19355
LICENSE/COC#: 14325

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 05/17/2022, 05/20/2022, 05/23/2022, 05/26/2022 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Mia Johnson

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: *SUNRISE OF PAOLI* License #: *14325* License Expiration: *03/09/2023*
Address: *324 WEST LANCASTER AVENUE, MALVERN, PA 19355*
County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *6102519994* Email: [REDACTED]

Legal Entity

Name: *WELLTOWER OPCO GROUP LLC*
Address: *7902 WESTPARK DRIVE, ATTN LICENSING, MCLEAN, VA, 22102*
Phone: *6102519994* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *09/02/1998* Issued By: *Commonwealth of PA, L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *78* Waking Staff: *59*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint, Incident* Exit Conference Date: *05/23/2022*

Inspection Dates and Department Representative

05/17/2022 - Off-Site: [REDACTED]
05/20/2022 - Off-Site: [REDACTED]
05/23/2022 - Off-Site: [REDACTED]
05/26/2022 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *110* Residents Served: *46*

Secured Dementia Care Unit

In Home: *Yes* Area: *Reminiscence Unit* Capacity: *25* Residents Served: *11*

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *46*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *32* Have Physical Disability: *2*

Inspections / Reviews

05/17/2022 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *Not Required*

NO DEFICIENCIES FOUND