

Department of Human Services  
Bureau of Human Service Licensing

November 22, 2022

[REDACTED]  
WELLTOWER OPCO GROUP LLC  
[REDACTED]

RE: SUNRISE OF LAFAYETTE HILL  
429 RIDGE PIKE  
LAFAYETTE HILL, PA, 19444  
LICENSE/COC#: 14324

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 09/07/2022 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

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

**Facility Information**

Name: *SUNRISE OF LAFAYETTE HILL* License #: *14324* License Expiration: *12/15/2023*  
Address: *429 RIDGE PIKE, LAFAYETTE HILL, PA 19444*  
County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

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

**Legal Entity**

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

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *86* Waking Staff: *65*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Incident* Exit Conference Date: *10/19/2022*

**Inspection Dates and Department Representative**

*09/07/2022 - On-Site* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *105* Residents Served: *56*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Reminiscence* Capacity: *25* Residents Served: *10*

**Hospice**

Current Residents: *4*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *55*  
Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *30* Have Physical Disability: *2*

**Inspections / Reviews**

*09/07/2022 - Partial*

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

**NO DEFICIENCIES FOUND**