

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

June 1, 2023

[REDACTED], REGIONAL DIRECTOR OF OPERATIONS  
AL ONE PA INVESTMENTS OPCO LLC  
[REDACTED]  
[REDACTED]

RE: SUNRISE OF WESTTOWN  
1045 WILMINGTON PIKE  
WEST CHESTER, PA, 19382  
LICENSE/COC#: 14494

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 05/02/2023, 05/03/2023, 05/11/2023, 05/17/2023, 05/19/2023, 05/25/2023, 05/26/2023, 05/30/2023, 05/31/2023 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:** SUNRISE OF WESTTOWN      **License #:** 14494      **License Expiration:** 01/01/2024

**Address:** 1045 WILMINGTON PIKE, WEST CHESTER, PA 19382

**County:** CHESTER      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** AL ONE PA INVESTMENTS OPCO LLC

**Address:** [REDACTED]

**Certificate(s) of Occupancy**

<b>Type:</b> C-2 LP	<b>Date:</b> 11/10/1999	<b>Issued By:</b> Commonwealth of PA, L&I
<b>Type:</b> I-2	<b>Date:</b> 11/29/1999	<b>Issued By:</b> Westtown Township
<b>Type:</b> I-2	<b>Date:</b> 10/11/2010	<b>Issued By:</b> Westtown Township

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 91      **Waking Staff:** 68

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**

**Reason:** Complaint      **Exit Conference Date:** 05/02/2023

**Inspection Dates and Department Representative**

05/02/2023 - On-Site [REDACTED]

05/03/2023 - Off-Site [REDACTED]

05/11/2023 - Off-Site [REDACTED]

05/17/2023 - Off-Site [REDACTED]

05/19/2023 - Off-Site [REDACTED]

05/25/2023 - Off-Site [REDACTED]

05/26/2023 - Off-Site [REDACTED]

05/30/2023 - Off-Site [REDACTED]

05/31/2023 - Off-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 110      **Residents Served:** 61

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** Reminiscence Unit      **Capacity:** 25      **Residents Served:** 15

**Hospice**

**Current Residents:** 9

**Number of Residents Who:**

<b>Receive Supplemental Security Income:</b> 0	<b>Are 60 Years of Age or Older:</b> 61
<b>Diagnosed with Mental Illness:</b> 0	<b>Diagnosed with Intellectual Disability:</b> 0
<b>Have Mobility Need:</b> 30	<b>Have Physical Disability:</b> 0

Inspections / Reviews

05/02/2023 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *Not Required*

NO DEFICIENCIES FOUND