

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

May 5, 2025

[REDACTED]
AL ONE PA INVESTMENTS OPCO LLC

[REDACTED]
ATTN LICENSING
[REDACTED]

RE: SUNRISE OF EXTON
200 SUNRISE BOULEVARD
EXTON, PA, 19341
LICENSE/COC#: 14489

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/16/2025 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: *SUNRISE OF EXTON* License #: *14489* License Expiration: *12/07/2024*
 Address: *200 SUNRISE BOULEVARD, EXTON, PA 19341*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *AL ONE PA INVESTMENTS OPCO LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *1 1* Date: *12/19/2018* Issued By: *Whiteland Township*

Staffing Hours

Resident Support Staff: Total Daily Staff: *67* Waking Staff: *50*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *01/16/2025*

Inspection Dates and Department Representative

01/16/2025 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *106* Residents Served: *41*

Secured Dementia Care Unit
 In Home: *Yes* Area: *Reminiscence* Capacity: *39* Residents Served: *14*

Hospice
 Current Residents: *8*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *41*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *26* Have Physical Disability: *3*

Inspections / Reviews

01/16/2025 - Partial
 Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow Up Date: *02/03/2025*

Inspections / Reviews *(continued)*

05/05/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/03/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document
Submission*

05/05/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/05/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

65g - Annual Training Content

1. Requirements

2600.

65.g. Direct care staff persons, ancillary staff persons, substitute personnel and regularly scheduled volunteers shall be trained annually in the following areas:

Description of Violation

Staff person A ([REDACTED]) and staff person B ([REDACTED]) not receive training in emergency preparedness, fire safety and resident rights during the [REDACTED] training year.

Plan of Correction

Accept [REDACTED] - 02/07/2025)

With respect to the two employees that did not receive training in emergency preparedness, fire safety, and resident's rights, staff person A completed residents rights training on 1/1/2025 and staff person B completed residents rights training on 1/29/2025. All staff will receive emergency preparedness and fire safety training by 3/1/2025. Executive Director (ED) or designee will complete monthly audits beginning 2/1/2025 of all staff training to ensure training is compliant with DHS regulations and Morningside House training policy. Regional Director of Operations trained ED on the DHS annual training regulations and Morningside House training policy. Beginning 2/1/2025 POC monitoring results will be discussed/ evaluated by ED and department directors at monthly quality management meeting to verify effectiveness.

Licensee's Proposed Overall Completion Date: 03/01/2025

Implemented ([REDACTED] - 05/05/2025)