

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

April 2, 2025

[REDACTED]  
BERWYN REAL ESTATE LP  
[REDACTED]

RE: DAYLESFORD CROSSING  
1450 EAST LANCASTER AVENUE  
PAOLI, PA, 19301  
LICENSE/COC#: 14154

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/12/2025 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: DAYLESFORD CROSSING License #: 14154 License Expiration: 09/05/2025  
 Address: 1450 EAST LANCASTER AVENUE, PAOLI, PA 19301  
 County: CHESTER Region: SOUTHEAST

**Administrator**

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

**Legal Entity**

Name: BERWYN REAL ESTATE LP  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-1 Date: 08/05/2015 Issued By: Tredyffrin Township

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 95 Waking Staff: 71

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint, Incident Exit Conference Date: 03/12/2025

**Inspection Dates and Department Representative**

03/12/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: 100 Residents Served: 60

**Secured Dementia Care Unit**  
 In Home: Yes Area: Connections Capacity: 24 Residents Served: 22

**Hospice**  
 Current Residents: 8

**Number of Residents Who:**  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 60  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 35 Have Physical Disability: 0

**Inspections / Reviews**

03/12/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/04/2025

03/27/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 04/02/2025  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 04/02/2025

Inspections / Reviews *(continued)*

04/02/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/02/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

15a - Resident Abuse Report

1. Requirements

2600.

15.a. The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [redacted], at approximately 7:00 p.m., a family member of resident [redacted] reported to staff person A, that resident [redacted] reported being hit in the head. On [redacted], at approximately 10:00 a.m., a family member of resident [redacted] reported to staff person B that resident [redacted] reported being hit in the head; staff person B immediately reported this allegation to staff person C, who in turn reported this allegation to staff person D. However, this allegation of abuse was not reported to the local area agency on aging until [redacted] at 5:26 p.m.

Plan of Correction

Accept [redacted] - 03/27/2025)

Staff person A and Staff person C are no longer employed by the community.

Health and Wellness team members will be re-educated regarding allegations, the types of abuse and reporting requirements of the Older Adult Protective Services Act by March 31, 2025 by the Executive Director or designee.

Ongoing compliance will be monitored by the Executive Director or designee through team meetings, Town Hall sessions and training sessions starting March 13 2025.

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented ([redacted] - 04/02/2025)

16c - Written Incident Report

2. Requirements

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [redacted] at approximately 7:00 p.m., a family member of resident [redacted] reported to staff person A, that resident [redacted] reported being hit in the head. On [redacted] at approximately 10:00 a.m., a family member of resident [redacted] reported to staff person B that resident [redacted] reported being hit in the head; staff person B immediately reported this allegation to staff person C, who in turn reported this allegation to staff person D. The home did not report this incident to the department until [redacted] at 5:10 p.m.

Plan of Correction

Accept [redacted] - 03/27/2025)

Staff person A and Staff person C are no longer employed by the community.

Health and Wellness team members will be re-educated regarding allegations, the types of abuse and reporting requirements of the Department of Human Services by March 31, 2025 by the Executive Director or designee.

Ongoing compliance will be monitored by the Executive Director or designee through team meetings, Town Hall

16c *Written Incident Report (continued)*

*sessions and training sessions starting March 13 2025.*

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented (█ - 04/02/2025)