

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

March 25, 2025

[REDACTED]  
HAVEN AT SPRINGWOOD OPCO LLC  
[REDACTED]  
[REDACTED]

RE: SEATON SPRINGWOOD  
2321 FREEDOM WAY  
YORK, PA, 17402  
LICENSE/COC#: 33503

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/12/2025 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: SEATON SPRINGWOOD License #: 33503 License Expiration: 02/12/2026  
 Address: 2321 FREEDOM WAY, YORK, PA 17402  
 County: YORK Region: CENTRAL

**Administrator**

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

**Legal Entity**

Name: HAVEN AT SPRINGWOOD OPCO LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 01/01/2004 Issued By: Department of Labor & Industry

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 121 Waking Staff: 91

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint 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: 123 Residents Served: 101

Secured Dementia Care Unit  
 In Home: Yes Area: Beacon Capacity: 13 Residents Served: 10

Hospice  
 Current Residents: 7

Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 101  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 1  
 Have Mobility Need: 20 Have Physical Disability: 0

**Inspections / Reviews**

03/12/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/30/2025

03/25/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 03/24/2025  
 Reviewer: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND