

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

December 4, 2025

[REDACTED]  
DEVEREUX FOUNDATION INC

[REDACTED]  
CHRIS BETTS  
[REDACTED]

RE: DEVEREUX PA ADULT SERVICES PCH  
- HILLCREST COTTAGE  
229 LEOPARD ROAD  
BERWYN, PA, 19312  
LICENSE/COC#: 19814

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 11/18/2025 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:** DEVEREUX PA ADULT SERVICES PCH - HILLCREST COTTAGE      **License #:** 19814      **License Expiration:** 07/20/2026  
**Address:** 229 LEOPARD ROAD, BERWYN, PA 19312  
**County:** CHESTER      **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** DEVEREUX FOUNDATION INC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C-2 LP      **Date:** 12/13/2001      **Issued By:** COPA L & I

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 9      **Waking Staff:** 7

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Monitoring      **Exit Conference Date:** 11/18/2025

**Inspection Dates and Department Representative**

11/18/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information			
<b>License Capacity:</b> 21	<b>Residents Served:</b> 9		
Secured Dementia Care Unit			
<b>In Home:</b> No	<b>Area:</b>	<b>Capacity:</b>	<b>Residents Served:</b>
Hospice			
<b>Current Residents:</b> 0			
Number of Residents Who:			
<b>Receive Supplemental Security Income:</b> 6	<b>Are 60 Years of Age or Older:</b> 7		
<b>Diagnosed with Mental Illness:</b> 3	<b>Diagnosed with Intellectual Disability:</b> 7		
<b>Have Mobility Need:</b> 0	<b>Have Physical Disability:</b> 0		

**Inspections / Reviews**

11/18/2025 Partial  
**Lead Inspector:** [REDACTED]      **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND