

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

July 16, 2026

[REDACTED], REGIONAL DIRECTOR OF OPERATIONS
WELLTOWER OPCO GROUP LLC
[REDACTED]
[REDACTED]

RE: SUNRISE OF NEWTOWN SQUARE
333 SOUTH NEWTOWN STREET
ROAD
NEWTOWN SQUARE, PA, 19073
LICENSE/COC#: 14326

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 06/24/2026, 06/25/2026 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 NEWTOWN SQUARE*License #: *14326*License Expiration: *12/15/2026*Address: *333 SOUTH NEWTOWN STREET ROAD, NEWTOWN SQUARE, PA 19073*County: *DELAWARE*Region: *SOUTHEAST*

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: *WELLTOWER OPCO GROUP LLC*

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C 2 LP*Date: *11/07/2002*Issued By: *Cwopa L&I*

Staffing Hours

Resident Support Staff: *0*Total Daily Staff: *103*Waking Staff: *77*

Inspection Information

Type: *Full*Notice: *Unannounced*

BHA Docket #:

Reason: *Renewal*Exit Conference Date: *06/25/2026*

Inspection Dates and Department Representative

06/24/2026 On Site: [REDACTED]

06/25/2026 On Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *104*Residents Served: *66*

Secured Dementia Care Unit

In Home: *Yes*Area: *reminiscence*Capacity: *26*Residents Served: *21*

Hospice

Current Residents: *8*

Number of Residents Who:

Receive Supplemental Security Income: *0*Are 60 Years of Age or Older: *66*Diagnosed with Mental Illness: *21*Diagnosed with Intellectual Disability: *0*Have Mobility Need: *37*Have Physical Disability: *0*

Inspections / Reviews

06/24/2026 - Full

Lead Inspector: [REDACTED]

Follow Up Type: *Not Required*

NO DEFICIENCIES FOUND