

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

April 22, 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 03/20/2025 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: 116 Waking Staff: 87

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 03/25/2025

Inspection Dates and Department Representative

03/20/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 100 Residents Served: 83

Secured Dementia Care Unit
 In Home: Yes Area: Connections Capacity: 24 Residents Served: 18

Hospice
 Current Residents: 9

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 83
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 33 Have Physical Disability: 0

Inspections / Reviews

03/20/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/13/2025

04/11/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 04/17/2025
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 04/18/2025

Inspections / Reviews *(continued)*

04/22/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/17/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

231c - Preadmission Screening

1. Requirements

2600.

231.c. A written cognitive preadmission screening completed in collaboration with a physician or a geriatric assessment team and documented on the Department’s preadmission screening form shall be completed for each resident within 72 hours prior to admission to a secured dementia care unit.

Description of Violation

Resident [redacted] was admitted to the Secure Dementia Care Unit (SDCU) on [redacted]. However, the resident [redacted]’s written cognitive preadmission screening was completed on [redacted].

Plan of Correction

Accept [redacted] 04/11/2025)

A complete audit of written cognitive preadmission screening forms for all current residents on the Secure Dementia Care Unit was conducted by the Executive Director on 4/8/25. All forms were in compliance with the 72-hour prescreening requirement for residents moving to the Secure Dementia Care Unit.

The Health and Wellness Director (HWD), responsible for all assessments, will be re-educated regarding the requirements for residents moving to Daylesford Crossing Secure Dementia Unit, by the Executive Director before 4/10/25.

Ongoing assessment compliance, for all Residents moving into the Secure Dementia Care Unit will be monitored monthly by the HWD for 2 months via new move in chart audits beginning 4/10/25.

The HWD and ED are responsible for ongoing compliance.

Proposed Overall Completion Date: 04/18/2025

Licensee's Proposed Overall Completion Date: 04/18/2025

Implemented [redacted] - 04/22/2025)