

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

March 4, 2025

[REDACTED]  
WELL BL OPCO LLC

[REDACTED]  
ATTN BRENDA BACON  
[REDACTED]

RE: BRANDYWINE LIVING AT UPPER  
PROVIDENCE  
1133 BLACK ROCK ROAD  
PHOENIXVILLE, PA, 19460  
LICENSE/COC#: 14431

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 02/24/2025 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:** BRANDYWINE LIVING AT UPPER PROVIDENCE      **License #:** 14431      **License Expiration:** 06/13/2025  
**Address:** 1133 BLACK ROCK ROAD, PHOENIXVILLE, PA 19460  
**County:** MONTGOMERY      **Region:** SOUTHEAST

## Administrator

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

## Legal Entity

**Name:** WELL BL OPCO LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** I-1      **Date:** 03/31/2015      **Issued By:** Upper Providence Township

## Staffing Hours

**Resident Support Staff:** 0      **Total Daily Staff:** 125      **Waking Staff:** 94

## Inspection Information

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint, Incident      **Exit Conference Date:** 02/24/2025

## Inspection Dates and Department Representative

02/24/2025 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 132      **Residents Served:** 78

## Secured Dementia Care Unit

**In Home:** Yes      **Area:** Reminiscence      **Capacity:** 26      **Residents Served:** 25

## Hospice

**Current Residents:** 5

## Number of Residents Who:

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 78  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 47      **Have Physical Disability:** 1

## Inspections / Reviews

02/24/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND