



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES



CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to SAGE ATWATER TENANT TRS LLC
LEGAL ENTITY

To operate ECHO LAKE

NAME OF FACILITY OR AGENCY

Located at 900 NORTH ATWATER DRIVE, MALVERN, PA 19355

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Assisted Living-Special Care

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 96
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Special Care Unit - 55 Pa.Code §§ 2800.231-239 - Capacity 30

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2800: Assisted Living Residences

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from September 30, 2020 until September 30, 2021,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **147130**

Robert E. Robinson

ISSUING OFFICER

Jamie J. Buchenauer

Deputy Secretary

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 – 6/20



pennsylvania
DEPARTMENT OF HUMAN SERVICES

October 6, 2020

Ms. Kelly Cook Andress
President
Sage Atwater Tenant TRS
1489 Baltimore Pike, Suite 240
Springfield, Pennsylvania 19064

RE: Echo Lake
900 North Atwater Drive
Malvern, Pennsylvania 19355
License #: 147130

Dear Ms. Andress:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on September 17, 2020 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2800.

Sincerely,

A handwritten signature in black ink that reads "Jamie F. Buchenauer".

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *Echo Lake* License #: *147130* License Expiration Date:
Address: *900 N Atwater Drive, Malvern, PA 19355*
County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *Kathleen Ardekani* Phone: *484-568-4777* Email: *echolake.ed@sagelife.com*

Legal Entity

Name: *Sage Atwater Tenant TRS*
Address: *1489 Baltimore Pike , Suite 240, Springfield, PA, 19064*
Phone: *484-472-8151* Email: *kca@sagelife.com*

Certificate(s) of Occupancy

Staffing Hours

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

Inspection

Type: *Initial* Notice: *Announced* BHA Docket #:
Reason: *New* Exit Conference Date: *09/17/2020*

Inspection Dates and Department Representative

09/17/2020 - On-Site: Youn Hie Chung

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *96* Residents Served: *0*

Special Care Unit

In Home: *Yes* Area: *Connections* Capacity: *30* Residents Served: *0*

Hospice

Current Residents: *0*

Number of Residents Who:

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

Inspections / Reviews

09/17/2020 - Initial

Lead Inspector: *Youn Hie Chung* Follow-Up Type: *POC Submission* Follow-Up Date: *10/01/2020*

Inspections / Reviews (*continued*)

9/22/2020 - POC Submission

Lead Reviewer: *Claire Mendez*Follow-Up Type: *Document Submission*Follow-Up Date: *09/24/2020*

9/23/2020 - Document Submission

Lead Reviewer: *Claire Mendez*Follow-Up Type: *Not Required*

88a Floors, walls, ceilings, windows, doors

1. Requirements

2800.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

On 09/17/2020 around 09:40 AM, there were over 20 cans of left over paint were scattered around on the garage floor off the elevator.

Plan of Correction

Accept

9/21/2020 All paint has been removed. Picture attached

Completion Date: 09/21/2020

Document Submission

Implemented

implemented

102d Grab bars, hand rails, and slip-resistant surfaces

1. Requirements

2800.

102.d. Toilet and bath areas in the living unit must have grab bars, hand rails or assist bars. Bathtubs and showers must have slip-resistant surfaces.

Description of Violation

The bathroom in living unit # 321 does not have a grab bar, hand rail, or assist bar.

Plan of Correction

Accept

9/17/2020 grab bars were added to 321 in the shower and by the toilet. See attached picture.

Completion Date: 09/17/2020

Document Submission

Implemented

implemented

103f Fridge/Freezer Temps

1. Requirements

2800.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

On 09/17/2020, at 10:50 AM, the temperature in the walk-in freezer was 6 degrees Fahrenheit and at 11:30 AM it was 3 degrees Fahrenheit.

Plan of Correction

Accept

9/17/2020 Temperatures have been checked daily and have all been below 0. Please see attached log that is kept daily. Column R5 is the walk-in freezer temperature and is highlighted.

Completion Date: 09/21/2020

Document Submission

Implemented

implemented

132b Safety inspection/fire drill**1. Requirements**

2800.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The residence does not have documentation of a fire safety inspection conducted by a fire safety expert.

Plan of Correction**Accept**

9/21/2020 Fire safety inspection letter attached

Completion Date: *09/21/2020*

Document Submission**Implemented**

implemented