

Department of Human Services
Bureau of Human Service Licensing

May 3, 2021

[REDACTED] ED
SAGE ATWATER TENANT TRS LLC
1489 BALTIMORE PIKE, SUITE 240
Suite 240
SPRINGFIELD, PA 19064

RE: ECHO LAKE
900 NORTH ATWATER DRIVE
MALVERN, PA, 19355
LICENSE/COC#: 14713

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/29/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Shawn Parker

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: ECHO LAKE **Licen e #:** 14713 **Licen e Expiration Date:** 09/30/2021
Addr e : 900 NORTH ATWATER DRIVE, MALVERN, PA 19355
County: CHESTER **Region:** SOUTHEAST

Administrator

Name: [REDACTED] **Phone:** 484-568-4777 **Email:** [REDACTED]

Legal Entity

Name: SAGE ATWATER TENANT TRS LLC
Address: 1489 BALTIMORE PIKE, SUITE 240, Suite 240, SPRINGFIELD, PA, 19064
Phone: 4845684777 **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 09/23/2020 **Issued By:** Tredyffirn Township

Staffing Hours

Re ident Support Staff: 0 **Total Daily Staff:** 36 **Waking Staff:** 27

Inspection

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Monitoring **Exit Conference Date:** 03/29/2021

Inspection Dates and Department Representative

03/29/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 96 **Residents Served:** 26

Special Care Unit

In Home: Yes **Area:** Connections **Capacity:** 30 **Residents Served:** 19

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 26
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 10 **Have Physical Disability:** 0

Inspections / Reviews

03/29/2021 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/12/2021

Inspections / Reviews *(continued)*

4/6/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow Up Type: *Document Submission*

Follow-Up Date: *04/13/2021*

5/3/2021 Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

103g Storing food

1. Requirements

2800.

103.g. Food shall be stored in closed or sealed containers.

Description of Violation

On, 3/29/21, in the walk-in freezer in the main kitchen area on a top shelf, two dessert pies were observed to be opened and unsealed. The original cardboard packaging for the pies were opened and the pies were unsealed in the cardboard packaging. There was no opened date on the packaging.

Plan of Correction

Accept

An in-service will be completed by the dining director re-training staff on the proper procedure for storing opened food.

Completion Date: 04/30/2021

Document Submission

Implemented

In service was held. See attached training information and sign in sheet.

105g Dryer lint removal

1. Requirements

2800.

105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

On 3/29/21, there was an approximate 1/4 inch accumulation of lint in the lint trap of both of the dryers located in the Connections SCU laundry room. There were no clothes in the dryers at the time.

Plan of Correction

Accept

Re training the staff to clean the lint screen in connections and assisted living dryers after each use will be completed.

The 11 7 shift will be responsible to check and document the inspection once per shift in a binder that will be kept in each laundry room.

Completion Date 04/30/2021

Document Submission

Implemented

In-service was held and log for each laundry room is maintained. See attached pictures.

123a Exit doors

1. Requirements

2800.

123.a. E it doors must be equipped so that they can be easily opened by residents from the inside without the use of a key or other manual device that can be removed, misplaced or lost.

Description of Violation

On 3/29/21, The courtyard gate exit door at the bottom of the stairs that leads away from the building and courtyard could not be easily opened from the inside without the use of a code for the electronic key pad. The code to the gate door is not posted near the door to allow for the door to be easily opened.

123a Exit doors (continued)**Plan of Correction****Accept**

The code was posted on the day of the site survey. Complete 3/29.21

Completion Date: 03/29/2021

Document Submission**Implemented**

The gate has the code posted. See picture attached. The gate also releases when the fire alarm is pulled.