

Department of Human Services  
Bureau of Human Service Licensing

November 29, 2022

[REDACTED]  
SAGE ATWATER TENANT TRS LLC  
[REDACTED]  
[REDACTED]

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 08/02/2021 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

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

Facility Information

Name: *ECHO LAKE* License #: *14713* License Expiration: *09/30/2022*  
Address: *900 NORTH ATWATER DRIVE, MALVERN, PA 19355*  
County: *CHESTER* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *SAGE ATWATER TENANT TRS LLC*  
Address: [REDACTED]  
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *64* Waking Staff: *48*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *08/02/2021*

Inspection Dates and Department Representative

08/02/2021 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *96* Residents Served: *42*

Special Care Unit

In Home: *Yes* Area: *3rd floor Memory Care* Capacity: *30* Residents Served: *22*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *42*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *22* Have Physical Disability: *0*

Inspections / Reviews

08/02/2021 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/03/2021*

11/21/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/22/2022

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 11/28/2022

11/29/2022 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/22/2022

Reviewer: [REDACTED]

Follow-Up Type: Not Required

102i Soap dispenser

2. Requirements

2800.

102.i. Bar soap or a dispenser with soap shall be provided within reach of each bathroom sink. Bar soap, however, is not permitted when a living unit is shared unless there is a separate bar clearly labeled for each resident sharing the living unit.

Description of Violation

*On 8/2/21, the bathrooms on the first floor did not have hand soap available for the residents*

Plan of Correction

*Accepted ( [REDACTED] - 11/21/2022)*

*The housekeeping staff will ensure all bathrooms have hand soap available at all times, starting immediately.*

**Licensee's Proposed Overall Completion Date: 11/09/2022**

*Implemented ( [REDACTED] - 11/29/2022)*