

Department of Human Services
Bureau of Human Service Licensing

April 21, 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 08/31/2021, 09/01/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Claire Mendez

Enclosure
Licensing Inspection Summary (LIS)

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

Legal Entity

Name: *SAGE ATWATER TENANT TRS LLC*
Address: [REDACTED]
Phone: *4845684777* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *1-2* Date: *09/23/2020* Issued By: *Tredyffirn Township*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *69* Waking Staff: *52*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
Reason: *Renewal* Exit Conference Date: *09/01/2021*

Inspection Dates and Department Representative

08/31/2021 - On-Site: [REDACTED]
09/01/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *96* Residents Served: *47*

Special Care Unit

In Home: *Yes* Area: *SCU* Capacity: *30* Residents Served: *20*

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *47*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *22* Have Physical Disability: *1*

Inspections / Reviews

08/31/2021 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/08/2021*

Inspections / Reviews *(continued)*

09/30/2021 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: *10/08/2021*

10/06/2021 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *11/01/2021*

04/21/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

82c Locked poisons

1. Requirements

2800.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the residence are able to safely use or avoid poisonous materials.

Description of Violation

Weiman Stainless Steel Cleaner, with a manufacture's label indicating "if swallowed call poison control immediately", was unlocked, unattended, and accessible to residents. Not all the residents of the residence, including residents in the special care unit, have been assessed capable of recognizing and using poisons safely.

Plan of Correction

Accept

Re-training was held on 9/1/21 explaining the regulation to all housekeepers. Housekeepers were instructed that when working in the special care unit they are to keep carts locked when the cart is not in their direct sight. They were also instructed they could take the cart into an apartment with them. Examples of chemicals used in housekeeping and what the warning says were reviewed and labels read to reinforce the requirement. See attached sign-in sheet.

Lead Housekeeper or the Building Engineer will train each new housekeeper before they work in a SCU, the proper storage of all unsafe chemicals. There will be additional training during housekeeping staff meetings at least annually using the same information listed above. A signature of each housekeeper to confirm they understand the requirement will be obtained at each training session. Random checks of carts will be completed monthly. A form for monitoring will be kept to document the monthly checks. See attached form. This will begin in October 2021

Completion Date: 10/29/2021

Document Submission

Implemented

Audit and training materials attached.