

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

July 6, 2023

[REDACTED], REGIONAL DIRECTOR OF OPERATIONS
SNH PENN TENANT LLC

RE: EXTON SENIOR LIVING
600 NORTH POTTSTOWN PIKE
EXTON, PA, 19341
LICENSE/COC#: 14510

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/20/2023 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

Facility Information

Name: *EXTON SENIOR LIVING* License #: *14510* License Expiration: *01/01/2024*
 Address: *600 NORTH POTTSTOWN PIKE, EXTON, PA 19341*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *SNH PENN TENANT LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: *68* Waking Staff: *51*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Monitoring* Exit Conference Date: *04/20/2023*

Inspection Dates and Department Representative

04/20/2023 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *100* Residents Served: *47*

Secured Dementia Care Unit
 In Home: *Yes* Area: *Bridges* Capacity: *32* Residents Served: *12*

Hospice
 Current Residents: *xx*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *46*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *21* Have Physical Disability: *0*

Inspections / Reviews

04/20/2023 Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/11/2023*

05/16/2023 - POC Submission

Submitted By: [REDACTED] Date Submitted: *05/31/2023*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/21/2023*

Inspections / Reviews *(continued)*

05/22/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/31/2023

07/06/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

183d - Prescription Current

1. Requirements

2600.

183.d. Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

Description of Violation

On [redacted], [redacted] prescribed for resident #1 and [redacted] prescribed for resident #2 for fever as needed were in the home's 2nd floor medication cart; however, these medications expired on [redacted] and on [redacted], respectively.

Plan of Correction

Accept (CM - 05/22/2023)

See attached Exton PoC training presentation. In-service will be conducted by [redacted] - Wellness & Operations Specialist (Eastern Region) on or before May 31, 2023 with all LPNs, MedTechs and Department Heads. Third shift (11:00PM to 7:00AM) Med Tec will be responsible for monitoring of discontinued medications and expiration dates on all medications. Including proper disposal and documenting upcoming expirations. This will happen nightly with copy of auditing sheets given to RWD and EOO at the end of shift. This is to occur daily.

Licensee's Proposed Overall Completion Date: 05/22/2023

Implemented ([redacted] - 07/06/2023)

184a - Resident's Meds Labeled

2. Requirements

2600.

184.a. The original container for prescription medications shall be labeled with a pharmacy label that includes the following:

- 4. The prescribed dosage and instructions for administration.

Description of Violation

Resident #3's [redacted] order changed from every 12 hours to every 12 hours as needed on [redacted]. However, the pharmacy label for the resident's [redacted] does not have a direction change sticker on it.

Plan of Correction

Accept [redacted] - 05/22/2023)

See attached Exton PoC training presentation. In-service will be conducted by [redacted] - Wellness & Operations Specialist (Eastern Region) on or before May 31, 2023 with all LPNs, MedTechs and Department Heads. Third shift (11:00PM to 7:00AM) Med Tec will be responsible for monitoring that all medications match MARs and applying med change stickers to all that apply. In addition to general training listed above, RWD will individually teach/train how to conduct order check "red lining" as a double check to prior shifts orders. This will happen nightly with copy of auditing sheets given to RWD and EOO at the end of shift. This is to occur daily.

Licensee's Proposed Overall Completion Date: 05/22/2023

Implemented ([redacted] - 07/06/2023)

185a - Implement Storage Procedures

3. Requirements

2600.

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

Description of Violation

Resident #3 is prescribed [redacted] as needed. On [redacted] this medication was not available in the home.

185a - Implement Storage Procedures (continued)

Repeat Violation: 06/06/2022

Plan of Correction

Accept (CM - 05/22/2023)

See attached Exton PoC training presentation. In-service will be conducted by [REDACTED] - Wellness & Operations Specialist (Eastern Region) on or before May 31, 2023 with all LPNs, Med Techs and Department Heads. First shift LPN (7:00AM to 3:00PM) will fill out Reorder Report for new orders and reordering. First shift LPN will be responsible for submitting new orders and reorders via QMAR or faxing. STAT orders will follow-up to fax with phone call to pharmacy. RWD will monitor daily compliance through reorder report. Daily copy given to EOO in addition

Licensee's Proposed Overall Completion Date: 05/22/2023

Implemented [REDACTED] - 07/06/2023)

187d - Follow Prescriber's Orders

4. Requirements

2600.

187.d. The home shall follow the directions of the prescriber.

Description of Violation

Resident #3 is prescribed [REDACTED] 3 times a day at [REDACTED]. However, the resident was administered this medication twice [REDACTED] on [REDACTED].

Plan of Correction

Accept (CM - 05/22/2023)

See attached Exton PoC training presentation. In-service will be conducted by [REDACTED] - Wellness & Operations Specialist (Eastern Region) on or before May 31, 2023 with all LPNs, MedTechs and Department Heads. Executive Director interviewed staff member regarding the error, both entries were made by the same staff member right in a row with the second being on the top of a new page. [REDACTED] forgot she had written it down. Since this occurrence we have implemented an electronic narcotics system. 100% signature compliance since 4/25/2023. In addition to the implementation of the electronic monitoring system V. Graham - Wellness & Operations Specialist (Eastern Region) will conduct bi-weekly audits as well as RWD's or First shift LPN's daily audits

Licensee's Proposed Overall Completion Date: 05/26/2023

Implemented [REDACTED] - 07/06/2023)