

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

November 14, 2023

[REDACTED], REGIONAL DIRECTOR  
SAGE ATWATER TENANT TRS LLC  
[REDACTED]  
[REDACTED]

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

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/11/2023 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: ECHO LAKE License #: 14713 License Expiration: 10/20/2023  
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**

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

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 134 Waking Staff: 101

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Monitoring Exit Conference Date: 09/11/2023

**Inspection Dates and Department Representative**

09/11/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information			
License Capacity:	104	Residents Served:	71
Special Care Unit			
In Home:	Yes	Area:	Connections
Capacity:	38	Residents Served:	26
Hospice			
Current Residents:	NM		
Number of Residents Who:			
Receive Supplemental Security Income:	0	Are 60 Years of Age or Older:	68
Diagnosed with Mental Illness:	0	Diagnosed with Intellectual Disability:	0
Have Mobility Need:	63	Have Physical Disability:	0

**Inspections / Reviews**

09/11/2023 Partial  
Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/02/2023

09/27/2023 - POC Submission  
Submitted By: [REDACTED] Date Submitted: 10/16/2023  
Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 10/27/2023

Inspections / Reviews *(continued)*

11/14/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/16/2023

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

183d Current medications

1. Requirements

2800.

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

Description of Violation

On [REDACTED], earwax removal drops prescribed for Resident 1, were in the residence's medication cart; however, the medication was discontinued on [REDACTED].

Plan of Correction

Accept ( [REDACTED] - 09/27/2023)

POC: All Nurses and Medication Technicians were re-educated on 9/25/23, by the Health & Wellness Director, regarding Regulation 2800.183d ensuring only current prescription, OTC and CAM medications are in the medication carts in addition to all medications that have been discontinued by the prescriber have been removed from the medication cart.

Beginning 9/25/23, HWD or RSC will audit 5 Resident MARs and compare to the medications in the medication cart, from each of the 3 medication carts weekly x 2 weeks, then bi-weekly x2 months to ensure that only medications prescribed by the PCP are in the medication cart, in addition to ensure all medications that have been discontinued by the prescriber have been removed from the medication cart.

HWD is responsible for sustained compliance.

Results will be shared at monthly QA.

Licensee's Proposed Overall Completion Date: 10/31/2023

Implemented ( [REDACTED] - 11/14/2023)

184b - Labeling OTC/CAM

2. Requirements

2800.

184.b. If the OTC medications and CAM belong to the resident, they shall be identified with the resident's name.

Description of Violation

On [REDACTED], a bottle of [REDACTED] belonging to Resident 2 was in the medication cart and was not labeled with the resident's name.

Plan of Correction

Accept ( [REDACTED] - 09/27/2023)

POC: All Nurses and Medication Technicians were re-educated on 9/25/23, by the Health & Wellness Director, regarding Regulation 2800.184b ensuring all medications, including OTC and CAM are labeled with the Residents name and apartment number.

Beginning 9/25/23, HWD or RSC will audit 5 Resident MARs and compare to the medications in the medication cart, from each of the 3 medication carts weekly x 2 weeks, then bi-weekly x2 months to ensure all OTC and CAM medication is properly labeled with the Resident's name and apartment number.

**184b Labeling OTC/CAM (continued)**

HWD is responsible for sustained compliance.

Results will be shared at monthly QA.

Licensee's Proposed Overall Completion Date: 10/31/2023

Implemented (█ - 11/14/2023)

**187d Follow prescriber's orders****3. Requirements**

2800.

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

**Description of Violation**

Resident 1 is prescribed █, instill 5 drops in both ears two times a day for ear wax removal for 4 days starting on █. However, the medication was not administered to the resident on █ and █.

Repeat Violation Date: 8/25/22

**Plan of Correction**

Accept (█ - 09/27/2023)

POC: All Nurses and Medication Technicians were re educated on 9/25/23 regarding Regulation 2800.187d ensuring residence follows the directions of the prescriber, by the Health and Wellness Director.

Beginning 9/25/23, HWD or RSC will audit 5 MARs from each of the 3 medication carts weekly x 2 weeks, then bi weekly x2 months to ensure all medication is administered and signed off as ordered by the PCP.

HWD is responsible for sustained compliance.

Results will be shared at monthly QA.

Licensee's Proposed Overall Completion Date: 10/31/2023

Implemented (█ - 11/14/2023)