

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

January 16, 2024

[REDACTED], REGIONAL DIRECTOR  
SAGE ATWATER TENANT TRS LLC

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 licensing inspections on 01/11/2024 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,

[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: ECHO LAKE License #: 14713 License Expiration: 05/21/2024  
Address: 900 NORTH ATWATER DRIVE, MALVERN, PA 19355  
County: CHESTER Region: SOUTHEAST

**Administrator**

Name: [REDACTED] Phone: [REDACTED] Email: bmaas@sagelife.com / KCA@SAGELIFE.COM

**Legal Entity**

Name: SAGE ATWATER TENANT TRS LLC  
Address: [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: 127 Waking Staff: 95

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Monitoring Exit Conference Date: 01/11/2024

**Inspection Dates and Department Representative**

01/11/2024 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

<b>General Information</b>			
License Capacity: 104	Residents Served: 69		
<b>Special Care Unit</b>			
In Home: Yes	Area: Connections	Capacity: 38	Residents Served: 22
<b>Hospice</b>			
Current Residents: 9			
<b>Number of Residents Who:</b>			
Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 69		
Diagnosed with Mental Illness: 0	Diagnosed with Intellectual Disability: 0		
Have Mobility Need: 58	Have Physical Disability: 0		

**Inspections / Reviews**

01/11/2024 Partial  
Lead Inspector: [REDACTED] Follow-Up Type: Not Required

**NO DEFICIENCIES FOUND**