



July 22, 2019

Mr. Keelan McCurdy
Administrator
Welltower OPCO Group, LLC
Attn: Menerva Philson
McClellan, Virginia 22102

RE: Sunrise of Paoli
324 West Lancaster Avenue
Malvern, Pennsylvania 19355
License #: 143250

Dear Mr. McCurdy:

As a result of the Department's Bureau of Human Services Licensing inspection on May 7, 2019 of the above facility, the violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed violation report were found.

All citations specified on the enclosed violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa. Code Ch. 2600 must be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Ayus Adelanwa". The signature is stylized and includes a long horizontal flourish extending to the left.

Ayus Adelanwa
Workload Manager

Enclosure
Violation Report

Violation Report

Facility Information

Name: *SUNRISE OF PAOLI*

License Number: *143250*

Address: *324 WEST LANCASTER AVENUE, MALVERN, PA 19355*

County: *CHESTER*

Region: *SOUTHEAST*

Administrator

Name: *Rita Ellis*

Phone: *6102519994*

Email: *paoll.ed@SUNRISESENIORLIVING.COM*

Legal Entity

Name: *WELLTOWER OPCO GROUP LLC*

Address: *ATTN - MENERVA PHILSON 7902 WESTPARK DRIVE, VA, 22102*

Certificate(s) of Occupancy

Type: *C-2 LP*

Date:

Issued By:

Staffing Hours

Resident Support Staff:

Total Daily Staff: *122*

Waking Staff: *92*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Incident*

Inspection Dates and Department Representative

05/07/2019 - On-Site: Youn Hle Chung

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *110*

Residents Served: *75*

Secured Dementia Care Unit

In Home: *Yes*

Area: *REM*

Capacity: *25*

Residents Served: *23*

Hospice

Current Residents: *x*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *75*

Diagnosed with Mental Illness: *xx*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *47*

Have Physical Disability: *6*

233c - Key-Locking Devices

Regulations

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

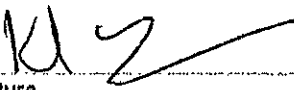
Description of Violation

On 05/07/2019, the directions for operating the home's locking mechanism were not conspicuously posted near the door to the Secure Dementia Care Unit (SDCU).

Plan of Correction (POC)

(Attach pages as necessary. Remember that you must sign and date any attached pages. Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.)

Legal Entity Representative

Signature 

Printed Name and Title *Keelan McCordy* *Dir. Director of Ops 7-9-19*
Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of 7/19/19
(Date)

Plan of correction implementation status as of 7/19/19
(Date)

The above plan of correction was approved by AAA
(Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

Regulation 55 Pa.Code § 2600.	Target Date by Which Correction will be completed	Plan of Correction
233(c)	<p>5/10/19</p> <p>5/10/19 and ongoing</p> <p>7/9/19</p> <p>7/17/19 and ongoing</p>	<p>Directions for operating the home's locking system for the secure dementia care unit (SDCU) was posted next to the door.</p> <p>The care coordinator and/or designee will conduct daily walk through to ensure directions remain in place.</p> <p>The Director of Operations reviewed the requirement with the coordinator team of ensuring operating directions are posted by the door to the SDCU.</p> <p>The POC will be discussed and evaluated (for up to 3 months) by the Executive Director and Coordinators at the Quality Management (QAPI) meeting to ensure it is still effective. If not effective it will be amended and a new POC and training will be implemented and monitored to ensure the violation does not occur again.</p>