



**Sent via e-mail westtown.ed@sunriseseniorliving.com
July 27, 2020**

Mr. Christian N. Cummings
President
AL One Pa Investment OPCO, LLC
500 North Hurstbourne Parkway
Suite 200
Louisville, Kentucky 40222

RE: Sunrise of Westtown
1045 Wilmington Pike
West Chester, Pennsylvania 19382
License #: 144940

Dear Mr. Cummings:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on March 2, 2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

Sandra Wooters

Sandra Wooters, MHS, ACG
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Violation Report

Facility Information

Name: *Sunrise of Westtown*

License Number: *14494*

Address: *1045 Wilmington Pike, West Chester, Pa 19382*

County: *Chester*

Region: *SOUTHEAST*

Administrator

Name: *JILL KERRIGAN*

Phone: *6103994464*

Email:

WESTTOWN.ED@SUNRISESERIORLIVING.COM

Legal Entity

Name: *AL ONE PA INVESTMENT OPCO LLC*

Address: *500 NORTH HURSTBOURNE PARKWAY, SUITE 200, LOUISVILLE, KY, 40222*

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *126*

Waking Staff: *95*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Announced*

Reason: *New 3-month new home inspection*

Inspection Dates and Department Representative

03/02/2020 - On-Site: Tahesia Thomas

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *110*

Residents Served: *78*

Secured Dementia Care Unit

In Home: *Yes*

Area: *Reminisce*

Capacity: *25*

Residents Served: *23*

Hospice

Current Residents: *11*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *78*

Diagnosed with Mental Illness: *4*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *48*

Have Physical Disability: *2*

95 - Furniture and Equipment

Regulations

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

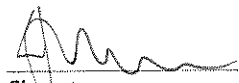
Room #214 and #222 did not have the emergency call bells up on the wall for resident access.

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.)

Violation Withdrawn 7.17.2020 SLW

Legal Entity Representative


Signature

Jill Kewigan, ED
Printed Name and Title

4/3/20
Date

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

The above plan of correction is approved as of _____
(Date)

Plan of correction implementation status as of _____
(Date)

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

- Implemented
- Not Implemented

121a - Unobstructed Egress

Regulations

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

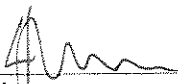
The fire door at stairwell B on the second floor did not shut properly. The door was not properly secured to the top hinge.

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.)

SEE ATTACHED PLAN OF CORRECTION

Legal Entity Representative


Signature

Jill Kerrigan, ED
Printed Name and Title

4/3/20
Date

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(Date)

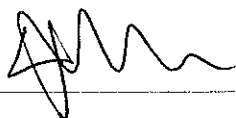
Plan of correction implementation status as of 7.17.2020
(Date)

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

- Implemented
- Not Implemented

Regulation	Target Date by Which Impact Plan will be completed	Impact Plan (list each step of resolution process; think both short-term, immediate, resolutions as well as long term, permanent resolutions)
121.a	3/3/2020	The Executive Director inspected the door with the maintenance team.
	3/6/2020	Maintenance Coordinator meet with Academy Fire and received a quote to replace the door.
	3/6/2020	The Executive Director forwarded quote to owner group for an unbudgeted CapEx project approval.
	3/27/20	Due to the current crisis concerning COVID-19 our State & community is restricted to essential employee or care givers only.
		Once Governor Wolf lifts the stay-at-home & state of emergency order we will schedule the replacement of the door within 60 days of that date.

Signature of Sunrise Representative:



Responses on the enclosed plan of correction do not constitute an admission or agreement of the truth of the facts alleged or the conclusion set forth in the regulatory report. The responses are prepared solely as a matter of compliance with law.

132f - Alternate Exit Routes

Regulations

2600.
132.f. Alternate exit routes shall be used during fire drills.

Description of Violation

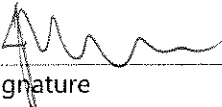
The same exit routes were used during the fire drills held on 9/26/19, 10/16/19 and 11/26/19.

Plan of Correction (POC)

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SEE ATTACHED PLAN OF CORRECTION

Legal Entity Representative


Signature

Jill Kemigan, ED
Printed Name and Title

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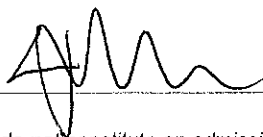
Plan of correction implementation status as of 7.17.2020
(Date)

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

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- Not Implemented

Regulation	Target Date by Which Impact Plan will be completed	Impact Plan (list each step of resolution process; think both short-term, immediate, resolutions as well as long term, permanent resolutions)
132.f	<p>3/5/2020</p> <p>3/26/2020</p> <p>3/27/2020</p> <p>3/5/2020 and ongoing</p>	<p>The Executive Director educated the maintenance coordinator the importance of varying the exit routes during fire drills.</p> <p>The maintenance coordinator held a monthly fire drill and only indicated 2 specific exit routes that were used. He will ensure varying exits are used for monthly drills.</p> <p>The Executive Director reviewed the fire drill record to verify the exit routes used are being alternated. Executive director will continue to review monthly</p> <p>The POC is discussed and evaluated (for up to 3 months) by the Executive Director and Coordinators at the Quality Management (QAPI) meeting to ensure it has been implemented and is still effective. If not effective, it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.</p>

Signature of Sunrise Representative:



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132h - Designated Meeting Place

Regulations

2600.

132.h. Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

Description of Violation

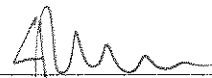
During the fire drill on 10/16/19, a resident stopped to use the bathroom before exiting the building.

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.)

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Legal Entity Representative


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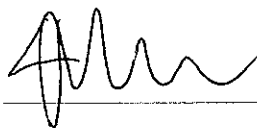
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Implemented
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Regulation	Target Date by Which Impact Plan will be completed	Impact Plan (list each step of resolution process; think both short-term, immediate, resolutions as well as long term, permanent resolutions)
132.h	<p>10/17/2019</p> <p>11/7/2019</p> <p>3/5/2020 and ongoing</p>	<p>The Executive Director educated the Coordinator Team, all residents must evacuate quickly without stopping.</p> <p>The Executive Director & Coordinator Team educated leads, care manager during Town Hall hosted on 11/7/19.</p> <p>The POC is discussed and evaluated (for up to 3 months) by the Executive Director and Coordinators at the Quality Management (QAPI) meeting to ensure it has been implemented and is still effective. If not effective, it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.</p>

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