

Department of Human Services  
Bureau of Human Service Licensing

October 1, 2021

RE: TRADITIONS OF LANSDALE  
1800 WALNUT STREET  
LANSDALE, PA, 19446  
LICENSE/COC#: 14521

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/08/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
Shawn Parker

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

Name: *TRADITIONS OF LANSDALE* License #: *14521* License Expiration Date: *02/28/2022*  
Address: *1800 WALNUT STREET, LANSDALE, PA 19446*  
County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: *2158551235* Email: [REDACTED]

**Legal Entity**

Name: *IVQ LANSDALE OPCO LP*  
Address: *765 SKIPPACK PIKE, SUITE 300, BLUE BELL, PA, 19422*  
Phone: *2158551235* Email: [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *83* Waking Staff: *62*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Incident* Exit Conference Date: *09/08/2021*

**Inspection Dates and Department Representative**

*09/08/2021 - On-Site: Michele Swisher*

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *150* Residents Served: *59*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Memory Care* Capacity: *38* Residents Served: *15*

**Hospice**

Current Residents: *-*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *59*  
Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *24* Have Physical Disability: *1*

**Inspections / Reviews**

**09/08/2021 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/01/2021*

Inspections / Reviews *(continued)*

9/29/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *10/06/2021*

10/1/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

51 - Criminal Background Check

1. Requirements

2600.

- 51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

Staff person A, hired [REDACTED] did not have a criminal history background check completed prior to their first day of work.

Plan of Correction

Accept

- What: Staff person A, hired [REDACTED], did not have a criminal history background check completed prior to their first day of work.
- Who: Business Office Manager or Designee
- When: BOM will review all background checks for current employees to confirm they are all completed timely and in the employee file.
- How: Business Office Manager or Designee will utilize the new employee checklist to ensure all appropriate documentation is obtained prior to start date (Attachment A).
- Ongoing: Business Office Manager will audit 5% of the employee files for accuracy as part of Business Office Quality Assurance (Attachment B). All findings will be reviewed during quarterly QA meeting.

Completion Date: 09/29/2021

Document Submission

Implemented

See attached

227i - Support Plan Accessible

1. Requirements

2600.

- 227.i. The support plan shall be accessible by direct care staff persons at all times.

Description of Violation

On 9/8/21, multiple staff working in the home report that they have never seen a resident support plan and that they are not aware of where the resident support plans are kept for review. After further review and discussion with staff of the home it was determined that only Nursing and Medication Technician staff have access to the electronic system where resident files are kept. Direct Care staff have not been trained to access and review the resident support files and a paper copy of the file is not kept in an accessible location for staff.

227i - Support Plan Accessible (continued)

**Plan of Correction**

**Accept**

- *What: On 9/8/21, multiple staff working in the home report that they have never seen a resident support plan and that they are not aware of where the resident support plans are kept for review. After further review and discussion with staff of the home it was determined that only Nursing and Medication Technician staff have access to the electronic system where resident files are kept. Direct Care staff have not been trained to access and review the resident support files and a paper copy of the file is not kept in an accessible location for staff.*
- *Who: Resident Care Director or Designee*
- *When: Training will be completed by October 15, 2021*
- *How: All Direct Care Staff will have access to Tabulapro where the resident support plans are kept electronically. Resident Care Director or Designee will train all Direct Care Staff on how to access and review the resident support plans electronically utilizing Tabulapro (Attachment C).*
- *Ongoing: Resident Care Director or Designee will train all new Direct Care Staff during new employee orientation. Staff will be trained on how to access and review the resident support plans electronically using Tabulapro (Attachment D).*

**Completion Date:** 10/15/2021

**Document Submission**

**Implemented**

*See attached*