

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

February 17, 2023

[REDACTED], AUTHORIZED PERSON
WELLTOWER OPCO GROUP LLC
[REDACTED]
[REDACTED]

RE: SUNRISE OF UPPER ST. CLAIR
500 VILLAGE DRIVE
UPPER ST. CLAIR, PA, 15241
LICENSE/COC#: 44882

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/16/2022 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: *SUNRISE OF UPPER ST. CLAIR* License #: *44882* License Expiration: *12/15/2023*
 Address: *500 VILLAGE DRIVE, UPPER ST. CLAIR, PA 15241*
 County: *ALLEGHENY* Region: *WESTERN*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *WELLTOWER OPCO GROUP LLC*
 Address: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *09/27/2025* Issued By: *Twp of USC*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *108* Waking Staff: *81*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *12/16/2022*

Inspection Dates and Department Representative

12/16/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *94* Residents Served: *71*

Secured Dementia Care Unit
 In Home: *Yes* Area: *3rd floor* Capacity: *34* Residents Served: *19*

Hospice
 Current Residents: *11*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *71*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *37* Have Physical Disability: *0*

Inspections / Reviews

12/16/2022 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/02/2023*

01/30/2023 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *02/15/2023*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/06/2023*

Inspections / Reviews *(continued)*

02/08/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/15/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 02/15/2023

02/17/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/15/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

42b - Abuse

1. Requirements

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

Resident #1 was admitted to the home [REDACTED]. Is alert and oriented and handles own finances. Due to a stroke prior to being admitted, the resident requests assistance with writing and often asks staff to assist with writing out checks/bills.

Resident #1 reported on [REDACTED], at approximately [REDACTED], reported receiving a phone call from the Discover credit card company of unauthorized charges made on the card. The resident requested the assistance of staff person A to retrieve the cards, but they could not be located nor recall when the cards were last seen. Staff person A informed the Executive Director and community leadership team of the missing card who met with the resident. The resident was informed the charges to the Discover card through a "cash app", were declined in the amounts of [REDACTED] and [REDACTED]. Further investigation, resident #1 alleged staff person B stole the credit card and unsure of what else was taken. The Upper St. Clair Police were called to the home by the Executive Director. Resident #1 provided information to [REDACTED]; however, refused to press charges at that time. Protective Services was also informed and presented in home on [REDACTED].

Resident #1 reported being notified of fraudulent charges on other cards as well but had never investigated this further and contact the financial institutions for additional records. On [REDACTED] resident #1 received notification of charges on a credit card through Huntington in the amount of [REDACTED] through PNC Bank, [REDACTED] Apple.com/us and Walgreens for [REDACTED]. The resident was not responsible for the purchases and the money credited back to [REDACTED] account. Documents of credit card shows several purchases made for pop/snacks from the vending machine in the home, where the resident denies using. A search on was done identifying three friends of staff person B, identified in the attempted purchases on the cash app all in Uniontown. On [REDACTED] resident #1 reported receiving more letters that indicated attempts were made to open up accounts or increase limits at, Kohl's, Penney's etc.

Plan of Correction

Accept [REDACTED] - 02/08/2023)

Immediately upon notification of incident and internal investigation Staff Person B was placed on administrative leave.

Following internal investigation as well as DHS site visit, Staff Person B was terminated.

Community has a system in place for safely storing financial information.

Sunrise administration contacted Resident 1 family as well as resident to ensure she was aware of way to safeguard her finances. Resident is aware.

This option to safely store finances also to be reviewed with other residents during monthly resident council meeting. Executive Director contacted local ombudsman to set up a training for all staff persons regarding different types of abuse. If ombudsman unable to offer services all staff persons will attend mandatory abuse training within the community lead by the Executive Director or designee by 2/22/23.

All staff will continue to be trained regarding abuse upon hire as well as annually as part of community annual training plan.

This plan of correction to continue to be monitored through monthly QAPI (Quality Assurance) meetings and amended if needed.

Licensee's Proposed Overall Completion Date: 02/22/2023

42b Abuse (*continued*)

Implemented ([REDACTED] - 02/17/2023)