

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

July 20, 2023

[REDACTED], EXECUTIVE DIRECTOR
WATERMARK OPERATOR, LLC
500 SANDY BANK ROADROAD
MEDIA, PA, 19063

RE: ROSE TREE PLACE
500 SANDY BANK ROAD
MEDIA, PA, 19063
LICENSE/COC#: 13281

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/21/2023 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: ROSE TREE PLACE License #: 13281 License Expiration: 06/21/2024
 Address: 500 SANDY BANK ROAD, MEDIA, PA 19063
 County: DELAWARE Region: SOUTHEAST

Administrator

Name: [REDACTED] Email: [REDACTED]

Legal Entity

Name: WATERMARK OPERATOR, LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C 2 LP Date: 03/04/1998 Issued By: COPA L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 155 Waking Staff: 116

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #: [REDACTED]
 Reason: Incident Exit Conference Date: 06/21/2023

Inspection Dates and Department Representative

06/21/2023 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 149 Residents Served: 91

Secured Dementia Care Unit
 In Home: Yes Area: Memory Care Unit Capacity: 26 Residents Served: 23

Hospice
 Current Residents: 3

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 90
 Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 64 Have Physical Disability: 1

Inspections / Reviews

06/21/2023 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 07/15/2023

07/11/2023 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 07/18/2023
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 07/13/2023

Inspections / Reviews *(continued)*

07/20/2023 - Document Submission

Submitted By [REDACTED]

Date Submitted: 07/18/2023

Reviewer [REDACTED]

Follow-Up Type: *Not Required*

252 - Record Content

1. Requirements

2600.

252. Content of Resident Records - Each resident's record must include the following information:

1. Name, gender, admission date, birth date and Social Security number.
2. Race, height, weight, color of hair, color of eyes, religious affiliation, if any, and identifying marks.
3. A photograph of the resident that is no more than 2 years old.
4. Language or means of communication spoken or used by the resident.
5. The name, address, telephone number and relationship of a designated person to be contacted in case of an emergency.
6. The name, address and telephone number of the resident's physician or source of health care.
7. The current and previous 2 years' physician's examination reports, including copies of the medical evaluation forms.
8. A list of prescribed medications, OTC medications and CAM.
9. Dietary restrictions.
10. A record of incident reports for the individual resident.
11. A list of allergies.
12. The documentation of health care services and orders, including orders for the services of visiting nurse or home health agencies.
13. The preadmission screening, initial intake assessment and the most current version of the annual assessment.
14. A support plan.
15. Applicable court order, if any.
16. The resident's medical insurance information.
17. The date of entrance into the home, relocations and discharges, including the transfer of the resident to other homes owned by the same legal entity.
18. An inventory of the resident's personal property as voluntarily declared by the resident upon admission and voluntarily updated.
19. An inventory of the resident's property entrusted to the administrator for safekeeping.
20. The financial records of residents receiving assistance with financial management.
21. The reason for termination of services or transfer of the resident, the date of transfer and the destination.
22. Copies of transfer and discharge summaries from hospitals, if available.
23. If the resident dies in the home, a copy of the official death certificate.
24. Signed notification of rights, grievance procedures and applicable consent to treatment protections specified in § 2600.41 (relating to notification of rights and complaint procedures).
25. A copy of the resident-home contract.
26. A termination notice, if any.

Description of Violation

Resident 1's record does not include race, color of hair, color of eyes and a record of incident reports for the individual resident.

Resident 2's record does not include race and a record of incident reports for the individual resident.

Repeat Violation: 07/20/2022

Plan of Correction

Accept ([REDACTED] 07/11/2023)

See attached.

- 1. Resident records will be complete based on requirements upon admission.*
- 2. DON and LPN Supervisor will review documents before placing in file.*
- 3. Audits will be done bi-monthly to ensure documentation is correct.*

252 - Record Content (continued)

Licensee's Proposed Overall Completion Date: 07/10/2023

Implemented ([REDACTED] - 07/20/2023)