

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

April 10, 2024

[REDACTED]
WELLTOWER OPCO GROUP LLC

[REDACTED]
ATTN LICENSING
[REDACTED]

RE: SUNRISE OF NORTH WALES
1419 HORSHAM ROAD
NORTH WALES, PA, 19454
LICENSE/COC#: 14806

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/11/2024 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 NORTH WALES* License #: *14806* License Expiration: *11/04/2024*
 Address: *1419 HORSHAM ROAD, NORTH WALES, PA 19454*
 County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

Name: *Hannah Geller* Phone: *267-460-8100* Email: *northwales.ed@sunriseseniorliving.com*

Legal Entity

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

Certificate(s) of Occupancy

Type: *I-2* Date: *12/21/2012* Issued By: *Horsham Township*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *102* Waking Staff: *77*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Monitoring* Exit Conference Date: *03/11/2024*

Inspection Dates and Department Representative

03/11/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *92* Residents Served: *68*
Secured Dementia Care Unit
 In Home: *Yes* Area: *Reminiscence* Capacity: *58* Residents Served: *24*
Hospice
 Current Residents: *8*
Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *68*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *34* Have Physical Disability: *0*

Inspections / Reviews

03/11/2024 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/23/2024*

04/03/2024 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *04/05/2024*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *04/05/2024*

Inspections / Reviews (*continued*)

04/10/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/05/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

121a - Unobstructed Egress

1. Requirements

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 home has six exits on the first floor. All five exits on the first floor except the main entrance had a sign posted stating to hold the door for 20 seconds and then the door will open. This sign is no longer accurate and could delay exiting in an emergency. All of the emergency exit doors on the first floor open immediately when trying to exit without a code being entered or holding the door.

Plan of Correction

Accept [redacted] 04/03/2024)

On 3/11/2024 Executive Director (ED) immediately removed signs from all exit doors on the first floor.

On 3/11/2025 ED ensured all exit doors on the first floor have immediate egress and are operating correctly.

On 3/26/2024 ED to educate all team members that if they notice a first floor exit door does not have correct signage to reflect how to exit the door to immediately notify the Maintenance Coordinator (MC).

The POC and monitoring results are reviewed and evaluated by the ED and coordinators at the Quality Management (Quality Assurance and Performance Improvement/QAPI) meeting for quarter two on 6/12/2024 to ensure it is still effective. If it is no longer effective, it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.

Proposed Overall Completion Date: 03/26/2024

Licensee's Proposed Overall Completion Date: 03/26/2024

Implemented [redacted] - 04/10/2024)