

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

December 5, 2024

[REDACTED]
SQR OPCO LLC
[REDACTED]

RE: ATRIA LAFAYETTE HILL
9303 RIDGE PIKE
LAFAYETTE HILL, PA, 19444
LICENSE/COC#: 14665

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/01/2024 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: ATRIA LAFAYETTE HILL **License #:** 14665 **License Expiration:** 07/09/2025
Address: 9303 RIDGE PIKE, LAFAYETTE HILL, PA 19444
County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: SQR OPCO LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 04/20/2020 **Issued By:** Springfield Township

Staffing Hours

Resident Support Staff: **Total Daily Staff:** 140 **Waking Staff:** 105

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Monitoring **Exit Conference Date:** 11/01/2024

Inspection Dates and Department Representative

11/01/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 170 **Residents Served:** 103

Secured Dementia Care Unit

In Home: Yes **Area:** Life Guidance **Capacity:** 33 **Residents Served:** 28

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 103
Diagnosed with Mental Illness: 3 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 37 **Have Physical Disability:** 0

Inspections / Reviews

11/01/2024 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 11/18/2024

11/15/2024 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 12/05/2024
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 12/06/2024

Inspections / Reviews *(continued)*

12/05/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/05/2024

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

15a - Resident Abuse Report

1. Requirements

2600.

15.a. The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [REDACTED], Resident [REDACTED] reported to Staff Person A that jewelry was missing from [REDACTED] apartment. However, this allegation of abuse was not reported to the local area agency on aging.

Plan of Correction

Accept [REDACTED] - 11/15/2024)

On [REDACTED], Area Agency on Aging was called, and ACT 13 was faxed for resident [REDACTED].

Regional Care Director will provide training to Executive Director and Resident Services Director/Designee on regulation 2600.15a, the importance of contacting Area Agency on Aging and completion of ACT 13 form for all abuse allegations by 11/22/24.

Executive Director and Resident Service Directors/Designee will mee weekly starting 11/11/2024 to review all incidents to ensure ACT 13 form is completed, if needed, per 2600.15a, and faxed to the Area Agency on Aging for the next 90 days.

Licensee's Proposed Overall Completion Date: 11/22/2024

Implemented [REDACTED] 12/05/2024)

252 - Record Content

2. Requirements

2600.

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

10. A record of incident reports for the individual resident.

Description of Violation

Resident [REDACTED] record does not include a record of the incident report dated 10/29/2024 for the individual resident.

Plan of Correction

Accept [REDACTED] - 11/15/2024)

On [REDACTED] a copy of the incident report for resident [REDACTED] was placed in the file.

Resident Services Director will provide training to Resident Service Supervisor and nurses on regulation 2600.252 (10) to ensure all state reportables are filed within the resident's chart by 11/22/24.

Resident Services Director/Designee will ensure incident reports are put in residents file in accordance with 2600.252 (10) by 11/30/2024.

Executive Director and Resident Services Director/Designee will meet weekly starting 11/18/2024 to ensure state reportable incident reports from that week are filed for the next 90 days.

252 Record Content (continued)

Licensee's Proposed Overall Completion Date: 11/30/2024

Implemented [REDACTED] - 12/05/2024)