

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

April 7, 2025

[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 03/20/2025 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:** 09/11/2025
Address: 1419 HORSHAM ROAD, NORTH WALES, PA 19454
County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

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:** 100 **Waking Staff:** 75

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Fine **Exit Conference Date:** 03/20/2025

Inspection Dates and Department Representative

03/20/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 92 **Residents Served:** 67

Secured Dementia Care Unit

In Home: Yes **Area:** Reminiscence **Capacity:** 58 **Residents Served:** 23

Hospice

Current Residents: 15

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 67
Diagnosed with Mental Illness: 2 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 33 **Have Physical Disability:** 0

Inspections / Reviews

03/20/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/07/2025

04/03/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 04/04/2025
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 04/11/2025

Inspections / Reviews *(continued)*

04/07/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/04/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

95 - Furniture and Equipment

1. Requirements

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

On [REDACTED] at 11am, during the memory care unit inspection, a TV was found in room [REDACTED] leaning against the wall on top of the dresser. The TV was not mounted on the wall or had the legs to stand on its own. The TV was not mounted according to the manufacturer's instructions, causing a hazardous condition for resident [REDACTED].

Plan of Correction

Accept [REDACTED] 04/03/2025)

[REDACTED]: Maintenance Coordinator immediately mounted the T.V. according to manufacturer's instructions on the wall above the dresser.

[REDACTED]: Team members and Coordinators walked all apartments to ensure no other equipment concerns related to 2600.95 were noted.

[REDACTED]: ED, Maintenance Director and Sales Director walk the community weekly to identify and issues related to 2600.95 and generate work list to ensure compliance.

POC and monitoring results were discussed in QAPI meeting held on [REDACTED]. The plan will be reviewed and evaluated by the ED and coordinators at the Quality Management (Quality Assurance and Performance Improvement/QAPI) meeting for quarter two 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.

Licensee's Proposed Overall Completion Date: 04/04/2025

Implemented [REDACTED] - 04/07/2025)