

Department of Human Services
Bureau of Human Service Licensing

November 13, 2020

JENNIFER FRANCIS, PRESIDENT
SNH PENN TENANT LLC
255 WASHINGTON STREET,SUITE 300
TWO NEWTON PLACE
NEWTON, MA 2458

RE: TIFFANY COURT AT KINGSTON
700 NORTHAMPTON STREET
KINGSTON, PA, 18704
LICENSE/COC#: 22822

Dear Ms. Francis,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/24/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Anne Graziano

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY**

Facility Information

Name: *TIFFANY COURT AT KINGSTON* License #: *22822* License Expiration Date: *01/01/2021*
 Address: *700 NORTHAMPTON STREET, KINGSTON, PA 18704*
 County: *LUZERNE* Region: *NORTHEAST*

Administrator

Name: *Denise Sherrill* Phone: *5702832336* Email:
Dsherrill@5ssl.com; lindscott@pa.gov;
agraziano@pa.gov

Legal Entity

Name: *SNH PENN TENANT LLC*
 Address: *255 WASHINGTON STREET,SUITE 300, TWO NEWTON PLACE, NEWTON, MA, 2458*
 Phone: *5702832336* Email: *LICENSING@5SSL.COM*

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *51* Waking Staff: *38*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *09/24/2020*

Inspection Dates and Department Representative

09/24/2020 - On-Site: Ryan Yankowy

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *110* Residents Served: *43*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *3*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *41*
 Diagnosed with Mental Illness: *3* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *8* Have Physical Disability: *0*

Inspections / Reviews

09/24/2020 - Partial

Lead Inspector: *Ryan Yankowy*Follow-Up Type: *POC Submission*Follow-Up Date: *10/30/2020*

11/4/2020 - POC Submission

Lead Reviewer: *Anne Graziano*Follow-Up Type: *Document Submission*Follow-Up Date: *11/18/2020*

11/13/2020 - Document Submission

Lead Reviewer: *Anne Graziano*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 emergency exit located near Room # 171 was blocked with a chair, 2 boxes and 2 plants, these items prevent immediate egress in the event of an emergency.

Plan of Correction

Directed

Corrected at time of inspection. Patient teaching, of resident involved, was completed by Executive Director on day of inspection. Resident involved has moved out. Executive director, or designee, will in-service staff by 10/30/2020 on observing emergency exit doors to be sure nothing is blocking them and immediate removal of any items that may be blocking the exit. Maintenance department or manager on duty will monitor emergency exits when doing rounds in the community.

Directed Plan of Correction:

The Adm will submit in return review of this POC, a checklist or audit tool this is actually IN USE as evidence of compliance.

Please submit via the portal.

AG, 11-4-2020

Completion Date: 11/18/2020

Document Submission

Implemented

uploaded daily checklist in use, Executive Director reviewed POC