

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

February 21, 2024

[REDACTED]
SNH PENN TENANT LLC

[REDACTED]
ATTN LICENSING
[REDACTED]

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

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/25/2024 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: *TIFFANY COURT AT KINGSTON* License #: *22822* License Expiration: *01/01/2025*
 Address: *700 NORTHAMPTON STREET, KINGSTON, PA 18704*
 County: *LUZERNE* Region: *NORTHEAST*

Administrator

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

Legal Entity

Name: *SNH PENN TENANT LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *03/21/1999* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *98* Waking Staff: *74*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *01/25/2024*

Inspection Dates and Department Representative

01/25/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *110* Residents Served: *75*

Secured Dementia Care Unit
 In Home: *No* Area: Capacity: Residents Served:

Hospice
 Current Residents: *4*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *73*
 Diagnosed with Mental Illness: *4* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *23* Have Physical Disability: *0*

Inspections / Reviews

01/25/2024 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/15/2024*

02/15/2024 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *02/21/2024*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/19/2024*

Inspections / Reviews (*continued*)

02/21/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/21/2024

Reviewer: [REDACTED]

Follow-Up Type: *Bypass Document
Submission*

02/21/2024 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/21/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

88a - Surfaces

1. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

Resident room [REDACTED] had three small holes in the corner area molding with steel wool stuffed in the holes. There was also a scattering of sawdust on the floor around a mouse trap that was placed there. The holes were in need of being patched and repaired properly.

Plan of Correction

Accept [REDACTED] - 02/21/2024)

88a - Surfaces 1. Requirements 2600. 88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation Resident room [REDACTED] had three small holes in the corner area molding with steel wool stuffed in the holes. There was also a scattering of sawdust on the floor around a mouse trap that was placed there. The holes were in need of being patched and repaired properly.

Maintenance Director repaired the three small holes in the corner area molding with steel wool stuffed in the holes [REDACTED]. See attached

Maintenance Director inspected Floors, walls, ceilings, windows, doors and other surfaces through the entire community to ensure they were clean, in good repair, free of hazards, and was complete on [REDACTED] and will weekly thereafter.

Community has ongoing preventative maintenance agreement with Ecolab to address areas of concern.

Maintenance Director partners with weekly for walk through of community. In the absence of the Maintenance Director the Administrator will do.

The Maintenance team will use an electronic system TELS by Direct Supply which will allow them to have the ability to track all of their inspections weekly. See attached.

Maintenance and administrator will ensure compliance.

Licensee's Proposed Overall Completion Date: 02/19/2024

Implemented [REDACTED] - 02/21/2024)