

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

November 4, 2024

[REDACTED]  
SNH PENN TENANT LLC  
[REDACTED]

ATTN LICENSING  
[REDACTED]

RE: CLARKS SUMMIT SENIOR LIVING  
950 MORGAN HIGHWAY  
CLARKS SUMMIT, PA, 18411  
LICENSE/COC#: 22821

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/03/2024, 10/10/2024 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: CLARKS SUMMIT SENIOR LIVING License #: 22821 License Expiration: 01/01/2025  
 Address: 950 MORGAN HIGHWAY, CLARKS SUMMIT, PA 18411  
 County: LACKAWANNA 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**

**Staffing Hours**

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

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 10/10/2024

**Inspection Dates and Department Representative**

10/03/2024 On Site [Redacted]  
 10/10/2024 Off Site [Redacted]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 120 Residents Served: 93  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 2  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 93  
 Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 9 Have Physical Disability: 0

**Inspections / Reviews**

10/03/2024 - Partial  
 Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 11/02/2024

11/04/2024 - POC Submission  
 Submitted By: [Redacted] Date Submitted: 11/04/2024  
 Reviewer: [Redacted] Follow-Up Type: Bypass Document Submission

Inspections / Reviews *(continued)*

11/04/2024 - Bypass Document Submission

Submitted By [REDACTED]

Date Submitted: 11/04/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

## 42b - Abuse

## 1. Requirements

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

## Description of Violation

On [REDACTED] at approximately 5:45pm, Resident [REDACTED] walked past Resident [REDACTED] and hit Resident [REDACTED] in the face, resulting in Resident [REDACTED] nose bleeding. Resident [REDACTED] did not require medical attention after the incident.

## Plan of Correction

Accept [REDACTED] - 11/04/2024)

- Immediately removed both residents from situation and separated them. Resident [REDACTED] was assessed by nurse and treatment was applied. RP and MD for both residents made aware.
- On 9/23/24, community rules and regulations discussed with Resident [REDACTED] and a twenty-four hour per day, seven day per week 1:1 private duty aide was initiated with him.
- On 9/25/24, 30 day notice issued to Resident [REDACTED] (see attached)
- On 9/23/24 & 9/24/24 care plan meeting held with Resident [REDACTED] [REDACTED] and [REDACTED] Meetings are ongoing.
- On 10/1/24, began staff training on how to manage and monitor resident behaviors. Anticipate all staff to be trained by 11/1/2024.
- On 9/24/24, 9/25/24, & 9/26/24, SNF referrals sent for higher LOC placement.
- On 9/23/24, police contacted, report made and both residents interviewed.
- On 10/14/24, Geriatric Counselor brought into community. Had sessions with resident [REDACTED] and will continue to see resident as long as he remains in community.
- As of 10/24/24, community started the conversation with legal to start the eviction process.

Licensee's Proposed Overall Completion Date: 11/01/2024

Implemented [REDACTED] - 11/04/2024)