

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

April 1, 2025

[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 02/07/2025, 02/18/2025, 02/28/2025 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: CLARKS SUMMIT SENIOR LIVING **License #:** 22821 **License Expiration:** 01/01/2026
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

Type: C-2 LP **Date:** 12/22/1999 **Issued By:** L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 103 **Waking Staff:** 77

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 02/28/2025

Inspection Dates and Department Representative

02/07/2025 - On-Site: [REDACTED]
02/18/2025 - Off-Site: [REDACTED]
02/28/2025 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 120 **Residents Served:** 92

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:** 92
Diagnosed with Mental Illness: 2 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 11 **Have Physical Disability:** 0

Inspections / Reviews

02/07/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 03/15/2025

Inspections / Reviews *(continued)*

03/18/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/31/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 03/31/2025

04/01/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/31/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

23a - Activities of Daily Living Assistance

1. Requirements

2600.

23.a. A home shall provide each resident with assistance with ADLs as indicated in the resident's assessment and support plan.

Description of Violation

Resident [redacted] assessment and support plan dated [redacted] indicates the resident requires physical assistance with bathing and stand by assistance with grooming. Interviews with staff indicated that Resident [redacted] had requested showers to be completed earlier in the day and that this confusion led to showers being missed by the resident. Staff also indicated that they were unaware of the open wound on the resident's right toe that required amputation until after it was discovered at the physician's office.

Plan of Correction

Accept [redacted] - 03/18/2025)

- On 2/7/2025, the resident schedule was updated by the Director of Health and Wellness (DHW) to reflect the resident's request of a day shift shower and caregiving staff was notified of this change.
- Resident will be assisted by caregiving staff twice weekly to ensure he is receiving his shower.
- Caregiving staff will report to DHW or designee if resident refuses a shower.
- DHW or designee will track residents' shower activity weekly for 3 months, then bi-monthly for 3 months to ensure compliance with regulation 23a.
- The DHW or designee will ask 2 residents a week for a month, then biweekly for 2 months, how their showers are going.
- All caregiving staff will be trained by the DHW or designee in regulation 23a by 3/31/25 to ensure compliance that assistance with ADL's are being followed and any change in resident condition is reported immediately to the DHW or designee.

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented [redacted] - 04/01/2025)

42b - Abuse

2. 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

Resident [redacted] was sent to a podiatrist appointment with their family on [redacted] for wound care to an ongoing issue with the right heel. Upon examination, the physician's assistant at the Podiatrist's office discovered a significant open wound to the top of the third toe on the right foot. The toe was found to be infected and required amputation. The resident's assessment and support plan dated [redacted] indicates the home is providing resident physical assistance with bathing and stand by assistance with grooming but no staff reported the open wound to the top of the resident's toe

Plan of Correction

Accept [redacted] - 03/18/2025)

- On 2/7/2025, the resident schedule was updated by the Director of Health and Wellness (DHW) to reflect the resident's request of a day shift shower and caregiving staff was notified of this change.
- Resident will be assisted by caregiving staff twice weekly to ensure he is receiving his shower.

42b Abuse (continued)

- Caregiving staff will report to DHW or designee if resident refuses a shower.
- DHW or designee will track residents' shower activity weekly for 3 months, then bi monthly for 3 months to ensure compliance with regulation 42b.
- The DHW or designee will ask 2 residents a week for a month, then biweekly for 2 months, how their showers are going.
- All caregiving staff will be trained by the DHW or designee in regulation 42b by 3/31/25 to ensure compliance that assistance with ADL's are being followed and any change in resident condition is reported immediately to the DHW or designee.

Licensee's Proposed Overall Completion Date: 03/31/2025

Implemented [REDACTED] - 04/01/2025)