

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

April 23, 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 03/18/2025 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: PA L&I

Staffing Hours

Resident Support Staff: Total Daily Staff: 97 Waking Staff: 73

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 03/18/2025

Inspection Dates and Department Representative

03/18/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 120 Residents Served: 87
 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: 87
 Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 10 Have Physical Disability: 0

Inspections / Reviews

03/18/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/10/2025

04/14/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 04/21/2025
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 04/21/2025

Inspections / Reviews *(continued)*

04/23/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/21/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

91 - Telephone Numbers

1. Requirements

2600.

91. Emergency Telephone Numbers - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

Description of Violation

At approximately, 9:17 a.m., a landline phone located in the 3rd floor hallway did not have emergency contact phone numbers posted near the phone.

Plan of Correction

Accept (█ - 04/14/2025)

- On 3/18/2025, day of inspection, Facilities Director placed the emergency phone numbers near the phone in the 3rd floor hallway.*
- On 3/18/2025, an audit of all of the community landline phones was completed by facilities director to ensure each has a copy of the emergency phone numbers poster*
- Facilities Director has been trained in regulation 91 to ensure ongoing compliance on 4/7/2025.*
- Facilities Director/Designee will complete weekly audits of 3 landline phones for 3 months, then twice a month for 6 months to ensure compliance with regulation 91.*

Licensee's Proposed Overall Completion Date: 10/07/2025

Implemented (█ - 04/22/2025)