

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

September 18, 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 08/05/2025 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

Staffing Hours

Resident Support Staff: 14 **Total Daily Staff:** 123 **Waking Staff:** 92

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 09/04/2025

Inspection Dates and Department Representative

08/05/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 120 **Residents Served:** 95

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:** 95
Diagnosed with Mental Illness: 2 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 14 **Have Physical Disability:** 4

Inspections / Reviews

08/05/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/24/2025

09/18/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 09/18/2025
Reviewer: [REDACTED] **Follow-Up Type:** Bypass Document Submission

Inspections / Reviews *(continued)*

09/18/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/18/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

85d - Trash Receptacles

1. Requirements

2600.

85.d. Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

Description of Violation

On [REDACTED] in the First Floor South Men's Room there was an uncovered trash can.

Plan of Correction

Accept [REDACTED] 09/18/2025)

- The trash can lid was replaced the day of the inspection. See attached picture
- All trash cans in community were audited on 8/5/2025 to ensure compliance to regulation 85D.
- The executive director provided education to the facilities director on 8/5/2025 on regulation 85D to ensure on going compliance. See attached training
- The Facilities director provided education on regulation 85D to all housekeepers on 9/16/2025 to ensure on going compliance. See attached Training
- The Facilities director will randomly audit community trash cans 1x weekly for 3 months, then bi-monthly for 3 months to ensure on going compliance with regulation 85D.

Licensee's Proposed Overall Completion Date: 09/17/2025

Implemented ([REDACTED] - 09/18/2025)