

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

October 30, 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 09/30/2025 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: 6 Total Daily Staff: 100 Waking Staff: 75

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint Exit Conference Date: 09/30/2025

Inspection Dates and Department Representative

09/30/2025 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information
License Capacity: 120 Residents Served: 88
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: 88
Diagnosed with Mental Illness: 5 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 6 Have Physical Disability: 0

Inspections / Reviews

09/30/2025 Partial
Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 11/01/2025

10/30/2025 - POC Submission
Submitted By: [Redacted] Date Submitted: 10/30/2025
Reviewer: [Redacted] Follow-Up Type: Bypass Document Submission

Inspections / Reviews *(continued)*

10/30/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/30/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

225a Assessment 15 Days

1. Requirements

2600.

225.a. A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

Description of Violation

Resident [redacted]'s assessment, dated [redacted], does not include the name and contact information in the dashboard on Page 1 for Home Bound Home Health Agency.

Plan of Correction

Accept [redacted] - 10/30/2025)

- On 9/30/25, Director of Health and Wellness (DHW) updated Resident [redacted] Assessment to include Home bound home health agency on the dashboard on page 1. See attached Rasp
- ED provided training to Director of Health and Wellness (DHW) and Assistant Director of Health and Wellness (ADHW) on regulation 225A on ensuring all pertinent material is included on RASPS on 9/30/2025. See attached training
- Director of Health and Wellness (DHW) or designee will audit 3 resident RASPS weekly for 2 months, then 3 resident RAPS bi monthly for 2 months to ensure on going compliance with regulation 225A. See attached

Licensee's Proposed Overall Completion Date: 10/29/2025

Implemented [redacted] 10/30/2025)