

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

March 19, 2026

[REDACTED]
MILLETT PINES LLC
[REDACTED]

RE: THE PINES AT CLARKS SUMMIT
1300 MORGAN HIGHWAY
CLARKS SUMMIT, PA, 18411
LICENSE/COC#: 22612

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/10/2026 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: *THE PINES AT CLARKS SUMMIT* License #: *22612* License Expiration: *11/05/2026*
 Address: *1300 MORGAN HIGHWAY, CLARKS SUMMIT, PA 18411*
 County: *LACKAWANNA* Region: *NORTHEAST*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *MILLETT PINES LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *06/30/2016* Issued By: *South Abington Twp*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *69* Waking Staff: *52*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Incident* Exit Conference Date: *02/10/2026*

Inspection Dates and Department Representative

02/10/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *72* Residents Served: *51*
 Secured Dementia Care Unit
 In Home: *Yes* Area: *Secured Memory* Capacity: *24* Residents Served: *18*
 Hospice
 Current Residents: *1*
 Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *51*
 Diagnosed with Mental Illness: *18* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *18* Have Physical Disability: *1*

Inspections / Reviews

02/10/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/06/2026*

03/04/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *03/18/2026*
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/11/2026*

Inspections / Reviews *(continued)*

03/12/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/18/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 03/19/2026

03/19/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/18/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [redacted], at 9:30 a.m., the home became aware that Resident [redacted] stated Staff Member A hit them. The home did not report the incident to the department until 3:15 p.m. on [redacted]

Repeat Violation: [redacted]

Plan of Correction

Accept [redacted] 03/12/2026)

This regulation requires that the facility report certain incidents to the Department of Human Services within 24 hours so that they can respond promptly to serious situations. The Executive Director and the Memory Care Coordinator immediately investigated the outburst by Resident [redacted] who resides in our Secured Dementia Care Unit, had been hit by Staff Member A. After examining Resident [redacted], interviewing staff involved in the situation and speaking with the Resident's daughter it was determined that there was no evidence to indicate Staff A had hit Resident [redacted]. The Executive Director and the Department Directors reviewed Reg 2600.16c and the 24 hour reporting requirement. Going forward, the Executive Director will ensure that any report or claim by any resident will be reported to the Department within the 24 hour guideline.

Staff educated on 16c requirements on 2/17/2026.

The Administrator/Designee will monitor and ensure compliance by reviewing charts weekly, identifying reportable incidents and verifying their submission within the 24 hour reporting requirement.

Proposed Overall Completion Date: 03/11/2026

Licensee's Proposed Overall Completion Date: 03/11/2026

Implemented [redacted] 03/19/2026)

121a - Unobstructed Egress

2. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

At 9:20 a.m., the egress from the Memory Care courtyard did not open when the current keypad code was entered.

Plan of Correction

Accept [redacted] - 03/04/2026)

It is important to keep exits unblocked so people can evacuate in an emergency situation. The electrical contractor was immediately called and the gate and keypad were repaired.

The Executive Director will monitor for any obstruction to stairways, hallways, doorways and egress routes on a daily basis.

the Administrator/Designee will monitor for ongoing compliance.

Licensee's Proposed Overall Completion Date: 03/03/2026

Implemented [redacted] - 03/19/2026)