

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

November 3, 2025

[REDACTED]  
SUGAR VALLEY LODGE INC  
[REDACTED]  
[REDACTED]

RE: SUGAR VALLEY LODGE (HICKORY  
ACRES BUILDING)  
190 SUGAR VALLEY LANE  
FRANKLIN, PA, 16323  
LICENSE/COC#: 44770

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/21/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

**Name:** SUGAR VALLEY LODGE (HICKORY ACRES BUILDING)    **License #:** 44770    **License Expiration:** 01/05/2026  
**Address:** 190 SUGAR VALLEY LANE, FRANKLIN, PA 16323  
**County:** VENANGO    **Region:** WESTERN

## Administrator

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

## Legal Entity

**Name:** SUGAR VALLEY LODGE INC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]    **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** I-1    **Date:** 05/20/2016    **Issued By:** Sugar Creek Borough

## Staffing Hours

**Resident Support Staff:** 0    **Total Daily Staff:** 25    **Waking Staff:** 19

## Inspection Information

**Type:** Partial    **Notice:** Unannounced    **BHA Docket #:**  
**Reason:** Complaint    **Exit Conference Date:** 10/21/2025

## Inspection Dates and Department Representative

10/21/2025 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 28    **Residents Served:** 25

## Secured Dementia Care Unit

**In Home:** No    **Area:**    **Capacity:**    **Residents Served:**

## Hospice

**Current Residents:** 0

## Number of Residents Who:

**Receive Supplemental Security Income:** 23    **Are 60 Years of Age or Older:** 23  
**Diagnosed with Mental Illness:** 23    **Diagnosed with Intellectual Disability:** 1  
**Have Mobility Need:** 0    **Have Physical Disability:** 0

## Inspections / Reviews

10/21/2025 Partial

**Lead Inspector:** [REDACTED]    **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND