

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

February 12, 2026

[REDACTED]
SAUCON VALLEY MANOR INC.
[REDACTED]

RE: SAUCON VALLEY MANOR
1050 MAIN STREET
HELLERTOWN, PA, 18055
LICENSE/COC#: 20581

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/22/2025 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: SAUCON VALLEY MANOR License #: 20581 License Expiration: 09/03/2026
 Address: 1050 MAIN STREET, HELLERTOWN, PA 18055
 County: NORTHAMPTON Region: NORTHEAST

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: SAUCON VALLEY MANOR INC.
 Address: [Redacted]
 Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: I-2 Date: 11/13/2005 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 254 Waking Staff: 191

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Incident Exit Conference Date: 01/05/2026

Inspection Dates and Department Representative

12/22/2025 - On-Site [Redacted]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 201 Residents Served: 127

Secured Dementia Care Unit
 In Home: Yes Area: secured Capacity: 100 Residents Served: 78

Hospice
 Current Residents: 34

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 126
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 127 Have Physical Disability: 2

Inspections / Reviews

12/22/2025 Partial
 Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 01/19/2026

01/16/2026 - POC Submission
 Submitted By: [Redacted] Date Submitted: 01/28/2026
 Reviewer: [Redacted] Follow-Up Type: Document Submission Follow-Up Date: 01/29/2026

Inspections / Reviews *(continued)*

02/12/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/28/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

15a - Resident Abuse Report

1. Requirements

2600.

15.a. The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [redacted] at 9:00 a.m., a [redacted] was observed on Resident [redacted]'s face and chest by a hospice aide. The bruising was reported to staff person A on [redacted] at 9:15 a.m. However, this allegation of abuse was not reported to Adult Protective Services until [redacted] at 2:35p.m.

Plan of Correction

Accept [redacted] - 01/16/2026)

Administration spoke immediately with hospice, there was no allegation of abuse. It was decided that hospice with call aging. Neither Hospice, the PCP, for resident [redacted] nor our staff, thought this was anything out of the norm for this resident, as [redacted] is constantly getting up, sitting down, (non stop) as witnessed by aging, our staff, hospice and PCP. To ensure continued compliance, going forward, the home, will also immediately report any unexplained bruising or allegations that are reportable to adult protective services. Administration and HR will again review this reporting producers with our staff on January 28, 2026 at our monthly staff training meeting. Administration will ensure continued compliance as on a case by case basis.

Licensee's Proposed Overall Completion Date: 01/15/2026

Implemented [redacted] - 02/12/2026)

16c - Written Incident Report

2. 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 9:00 a.m., a bruise was observed on Resident [redacted] face and chest by a hospice aide. The bruising was reported to staff person A on [redacted] at 9:15 a.m. The incident was not reported to the department until [redacted].

Plan of Correction

Accept [redacted] - 01/16/2026)

Please see the attached incident reports #1 and #2, where administration tried to ensure continued compliance. Going forward, administration will ensure that incident reports, relating to 2600.15 are sent within 24 hours. Administration and HR will again review this reporting producers with our staff on January 28, 2026 at our monthly staff training meeting. Administration will ensure continued compliance as on a case by case basis. Today on 1/15/2026 an aging report on abandonment was done to protective services and incident report was done to state within 24 hours.

Proposed Overall Completion Date: 01/15/2026

Licensee's Proposed Overall Completion Date: 01/15/2026

Implemented [redacted] 02/12/2026)