

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

March 10, 2026

[REDACTED]
SUGAR VALLEY LODGE INC
[REDACTED]

RE: SUGAR VALLEY LODGE
(WHISPERING PINES BUILDING)
178 SUGAR VALLEY LANE
FRANKLIN, PA, 16323
LICENSE/COC#: 44772

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/28/2026 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: SUGAR VALLEY LODGE (WHISPERING PINES BUILDING) License #: 44772 License Expiration: 07/30/2026

Address: 178 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: L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 13

Waking Staff: 10

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint

Exit Conference Date: 01/28/2026

Inspection Dates and Department Representative

01/28/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 15

Residents Served: 13

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 11

Are 60 Years of Age or Older: 7

Diagnosed with Mental Illness: 10

Diagnosed with Intellectual Disability: 1

Have Mobility Need: 0

Have Physical Disability: 0

Inspections / Reviews

01/28/2026 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 03/05/2026

03/03/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/04/2026

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 03/10/2026

Inspections / Reviews *(continued)*

03/10/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/04/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

89a - Water Pressure**1. Requirements**

2600.

89.a. The home must have hot and cold water under pressure in each bathroom, kitchen and laundry area to accommodate the needs of the residents in the home.

Description of Violation

The home did not have hot water under pressure in any bathroom, kitchen or laundry area.

Plan of Correction

Accept [REDACTED] - 03/03/2026)

On 12/29/25 [REDACTED] COO reported that the water in Whispering Pines building was cold.

On 12/30/25 County Maintenance approved the work order and to fix the hot water tank.

12/30/25- Part was ordered

1/23/26 ordered wrong part

1/26/26- [REDACTED] COO, reached out to county maintenance- water still cold. That is when we found out the wrong part was ordered.

2/2/26 Correct part was received and hot water tank was fixed

From 3/2/26 forward when this type of fix happens, [REDACTED] COO will submit a report to State Licensing Bureau so they are aware the day it happens. At each point we receive any news [REDACTED] COO will communicate with State Licensing Bureau until issue is fixed.

Licensee's Proposed Overall Completion Date: 03/05/2026

Implemented [REDACTED] - 03/10/2026)