

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

August 19, 2026

[REDACTED]
THREE READING, LP
[REDACTED]
C/O HERITAGE SENIOR LIVING
[REDACTED]

RE: THE MANOR AT MARKET SQUARE
803 PENN STREET
READING, PA, 19601
LICENSE/COC#: 20589

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/03/2026 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]
Human Services Licensing Supervisor

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: THE MANOR AT MARKET SQUARE

License #: 20589

License Expiration: 10/20/2026

Address: 803 PENN STREET, READING, PA 19601

County: BERKS

Region: NORTHEAST

Administrator

Name:

Phone:

Email:

Legal Entity

Name: THREE READING, LP

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I-2

Date: 05/31/2019

Issued By: The City of Reading

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 102

Waking Staff: 77

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint, Incident

Exit Conference Date: 06/03/2026

Inspection Dates and Department Representative

06/03/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 80

Residents Served: 70

Secured Dementia Care Unit

In Home: Yes

Area: n/a

Capacity: 18

Residents Served: 16

Hospice

Current Residents: 15

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 70

Diagnosed with Mental Illness: 2

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 32

Have Physical Disability: 1

Inspections / Reviews

06/03/2026 Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 07/04/2026

07/17/2026 - POC Submission

Submitted By:

Date Submitted: 07/21/2026

Reviewer:

Follow-Up Type: Document Submission

Follow-Up Date: 07/21/2026

Inspections / Reviews *(continued)*

08/19/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/21/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

141b1 Annual Medical Evaluation**1. Requirements**

2600.

141.b.1. A resident shall have a medical evaluation: At least annually.

Description of Violation

Resident [REDACTED] most recent medical evaluation was completed on [REDACTED]. The resident's previous medical evaluation was completed on [REDACTED].

Plan of Correction**Accept [REDACTED] - 07/17/2026)**

Immediate Corrective Action: On June 5, 2026, the Executive Director conducted a comprehensive audit of all residents' durable medical equipment (DME) to verify compliance with applicable regulations and facility requirements.

Additional Corrective Action:

The Resident Care Director and Resident Care Coordinator will receive education from the Executive Director regarding the requirements of regulation 141.b.1. This education will be completed on June 25, 2026, to ensure understanding of and compliance with the regulation.

Ongoing Quality Assurance Action: To ensure ongoing compliance, the Resident Care Director (RCD) and Executive Director (ED) will review the dashboard in Tabula Pro during the daily morning clinical meeting to identify residents with upcoming durable medical equipment (DME) assessments or reviews that are due. This process will help ensure all required DME evaluations are completed in a timely manner and in accordance with regulatory requirements. This will begin on 6/24/26. Ongoing compliance will be reviewed at Quarterly QA Review Meetings beginning with the Q2 review on July 18, 2026.

Licensee's Proposed Overall Completion Date: 06/26/2026**Implemented [REDACTED] 08/19/2026)**