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

October 23, 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 10/06/2026 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: *SAUCON VALLEY MANOR* **License #**: *20581* **License Expiration**: *05/14/2027*

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**: *DLI*

Staffing Hours

Resident Support Staff: **Total Daily Staff**: *309* **Waking Staff**: *232*

Inspection Information

Type: *Partial* **Notice**: *Unannounced* **BHA Docket #**:

Reason: *Complaint, Incident* **Exit Conference Date**: *10/06/2026*

Inspection Dates and Department Representative

10/06/2026 - On-Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *201* **Residents Served**: *189*

Secured Dementia Care Unit

In Home: *Yes* **Area**: *SDCU* **Capacity**: *100* **Residents Served**: *67*

Hospice

Current Residents: *17*

Number of Residents Who:

Receive Supplemental Security Income: *0* **Are 60 Years of Age or Older**: *188*

Diagnosed with Mental Illness: *0* **Diagnosed with Intellectual Disability**: *0*

Have Mobility Need: *120* **Have Physical Disability**: *2*

Inspections / Reviews

10/06/2026 Partial

Lead Inspector: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *10/29/2026*

Inspections / Reviews *(continued)*

10/23/2026 POC Submission

Submitted By: [redacted]
Date Submitted: *10/23/2026*
Reviewer: [redacted]
Follow Up Type: *Bypass Document Submission*

10/23/2026 Bypass Document Submission

Submitted By: [redacted]
Date Submitted: *10/23/2026*
Reviewer: [redacted]
Follow Up Type: *Not Required*

121a - Unobstructed Egress

1. 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 approximately 10:15 a.m. in the memory care activities room, the emergency exit's, right-side door did not open obstructing egress.

Plan of Correction ***Accept [redacted] - 10/23/2026)***

Immediate action was taken on the 10-6-26 Maintenance immediately checked emergency exit door mechanism. The door was adjusted, repaired, and tested to ensure it fully opens with minimal force. (See attached photo) .To ensure no other residents or areas were affected by similar mechanical issues the Maintenance Director from the Personal Care Home conducted an audit of all emergency exit doors throughout the facility on 10/7/26.

To ensure on-going continued compliance, the Quality Management Director has updated its weekly preventive maintenance protocol to include weekly physical inspections of all egress points within the Personal Care Home which began the week of 10/12/26 and will continue for the next 60 days ending on 12/12/26.

The Maintenance Director, or someone appointed by the Director, will log the weekly door checks on the Egress Safety Evacuation log that was created. (See attached). In addition, the Quality Management Director will spot check all doors on a bi-weekly basis to ensure that checks are being completed and all egress doors are free from any obstructions. For any issues that come up during these weekly checks, the Maintenance Director or designee will immediately notify Administration and repairs will immediately be addressed and resolved.

Licensee's Proposed Overall Completion Date: *12/12/2026*

Implemented [redacted] 10/23/2026)