

Department of Human Services
Bureau of Human Service Licensing

October 30, 2020

JENNIFER FRANCIS, PRESIDENT & COO
SNH PENN TENANT LLC
255 WASHINGTON STREET,SUITE 300
TWO NEWTON PLACE
NEWTON, MA 2458

RE: FRANCISCAN MANOR
71 DARLINGTON ROAD
BEAVER FALLS, PA, 15010
LICENSE/COC#: 45055

Dear Ms. Francis,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/09/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Jody Garvey

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: *FRANCISCAN MANOR* License #: *45055* License Expiration Date: *01/01/2021*
 Address: *71 DARLINGTON ROAD, BEAVER FALLS, PA 15010*
 County: *BEAVER* Region: *WESTERN*

Administrator

Name: *Rex Pagani* Phone: *7248911150* Email: *rpagoni5ssl.com*

Legal Entity

Name: *SNH PENN TENANT LLC*
 Address: *255 WASHINGTON STREET, SUITE 300, TWO NEWTON PLACE, NEWTON, MA, 2458*
 Phone: *7248911150* Email: *LICENSING@5SSL.COM*

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *07/25/1997* Issued By: *Dept L & I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *99* Waking Staff: *74*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *10/09/2020*

Inspection Dates and Department Representative

10/09/2020 - Off-Site: Desmond Grace

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *119* Residents Served: *89*

Secured Dementia Care Unit

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

Hospice

Current Residents: *7*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *89*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *10* Have Physical Disability: *0*

Inspections / Reviews

10/09/2020 - Partial

Lead Inspector: *Desmond Grace* Follow-Up Type: *Not Required*

No Deficiencies Identified