

Department of Human Services  
Bureau of Human Service Licensing

January 8, 2021

JENNIFER F. FRANCIS, PRESIDENT & COO  
SNH PENN TENANT LLC  
400 CENTRE STREET  
ATTN LICENSING  
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 12/23/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,  
Suzy Quinn

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: *01/01/2022*  
Address: *71 DARLINGTON ROAD, BEAVER FALLS, PA 15010*  
County: *BEAVER* Region: *WESTERN*

**Administrator**

Name: *Rex Pagani* Phone: *7248911150* Email: *rpagani@5ssl.com*

**Legal Entity**

Name: *SNH PENN TENANT LLC*  
Address: *400 CENTRE STREET, ATTN LICENSING, NEWTON, MA, 2458*  
Phone: *7248911150* Email: *LICENSING@5SSL.COM;*

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *62* Waking Staff: *47*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *12/23/2020*

**Inspection Dates and Department Representative**

*12/23/2020 - Off-Site: Joe Eveges*

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *119* Residents Served: *58*

**Secured Dementia Care Unit**

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

**Hospice**

Current Residents: *5*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *58*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *4* Have Physical Disability: *0*

**Inspections / Reviews**

**12/23/2020 - Partial**

Lead Inspector: *Joe Eveges* Follow-Up Type: *Not Required*

**No Deficiencies Identified**