

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

November 5, 2024

[REDACTED]
ROCHESTER VILLA OPCO LLC
[REDACTED]

RE: THE VILLAS AT ROCHESTER
174 VIRGINIA AVENUE
ROCHESTER, PA, 15074
LICENSE/COC#: 45279

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/22/2024 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,

[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: THE VILLAS AT ROCHESTER License #: 45279 License Expiration: 04/04/2025
 Address: 174 VIRGINIA AVENUE, ROCHESTER, PA 15074
 County: BEAVER Region: WESTERN

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: ROCHESTER VILLA OPCO LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C 2 LP Date: 07/05/1995 Issued By: Dept L & I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 36 Waking Staff: 27

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Fine Exit Conference Date: 10/22/2024

Inspection Dates and Department Representative

10/22/2024 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 105 Residents Served: 34

Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:

Hospice
 Current Residents: 1

Number of Residents Who:
 Receive Supplemental Security Income: 24 Are 60 Years of Age or Older: 30
 Diagnosed with Mental Illness: 13 Diagnosed with Intellectual Disability: 5
 Have Mobility Need: 2 Have Physical Disability: 2

Inspections / Reviews

10/22/2024 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND