

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

September 16, 2025

[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 09/03/2025 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: 07/01/2026
 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: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 57 Waking Staff: 43

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 09/03/2025

Inspection Dates and Department Representative

09/03/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 105 Residents Served: 52
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 1
 Number of Residents Who:
 Receive Supplemental Security Income: 45 Are 60 Years of Age or Older: 48
 Diagnosed with Mental Illness: 22 Diagnosed with Intellectual Disability: 6
 Have Mobility Need: 5 Have Physical Disability: 1

Inspections / Reviews

09/03/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND