

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

December 5, 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 review on 09/30/2025 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]

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: 09/30/2025	

Inspection Dates and Department Representative	
09/30/2025 - 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: 48		Are 60 Years of Age or Older: 49	
Diagnosed with Mental Illness: 16		Diagnosed with Intellectual Disability: 2	
Have Mobility Need: 5		Have Physical Disability: 1	

Inspections / Reviews		
09/30/2025 Partial		
Lead Inspector: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 10/30/2025
10/23/2025 - POC Submission		
Submitted By: [REDACTED]	Date Submitted: 11/28/2025	
Reviewer: [REDACTED]	Follow-Up Type: POC Submission	Follow-Up Date: 10/30/2025

Inspections / Reviews *(continued)*

10/23/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/28/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 11/28/2025

12/05/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/28/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

85b - Infestation

1. Requirements

2600.

85.b. There may be no evidence of infestation of insects or rodents in the home.

Description of Violation

At 11:49 a.m., there were multiple live bed bugs and bed bug excrement on the beds of resident [redacted] & resident [redacted] temporary shared bedroom. Also, there were multiple dead bed bugs under the bed frame of resident # [redacted] permanent shared bedroom.

Plan of Correction

Accept [redacted] - 10/23/2025)

- Both residents were moved to a clean and non-infested room on 9/30/2025. Both residents clothes were backed and sent to laundry for pest treatment
- Orkin Pest Control treated both residents rooms on 10/1/2025
- 9/16/2025 a service agreement was completed with Orkin Pest Control that will treat all resident rooms every three months.
- PCHA will assign a designated person to audit and check all resident mattresses every week for 30 days to ensure mattresses are clean and free from pest.

Licensee's Proposed Overall Completion Date: 11/14/2025

Implemented [redacted] 12/05/2025)

85e - Trash Outside Home

2. Requirements

2600.

85.e. Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

Description of Violation

At 11:23 a.m., there were 5 mattresses and multiple piles of trash on the ground around the home's trash compactor.

Plan of Correction

Accept [redacted] - 10/23/2025)

- The Director of Plant Operations will clean and pressure wash the garbage/trash area and ensure that mattresses are properly disposed of by 10/30/2025.
- PCHA will conduct staff education regarding regulation 2600.85 for housekeeping and maintenance staff on 10/30/2025.
- The Plant Ops Director will complete a weekly audit for 30 days to ensure that the trash receptacles and surrounding areas are free of trash.

Licensee's Proposed Overall Completion Date: 11/21/2025

Implemented [redacted] - 12/05/2025)

225c - Additional Assessment

3. Requirements

2600.

225.c. The resident shall have additional assessments as follows:

1. Annually.
2. If the condition of the resident significantly changes prior to the annual assessment.
3. At the request of the Department upon cause to believe that an update is required.

225c - Additional Assessment (*continued*)**Description of Violation**

Resident [REDACTED] had behaviors for irritability, agitation, aggression to include yelling at other residents, and yelling at/calling staff names; however, the resident's assessment, dated [REDACTED], did not include these behaviors.

Plan of Correction**Accept [REDACTED] - 10/23/2025)**

- Resident was discharged from the facility on 09/27/2025.
- PCHA will conduct staff education regarding regulation 26.225 on 10/30/2025.
- PCHA and the Resident Care Lead will audit resident charts to ensure each resident has an updated RASP that accurately reflects recent behaviors and habits. The audit will be completed by 11/20/2025.
- PCHA will conduct monthly meetings with DCS and the Resident Care Lead to ensure any new behaviors, habits, concerns, and changes are documented and updated, as needed.

Licensee's Proposed Overall Completion Date: 11/21/2025**Implemented [REDACTED] 12/05/2025)**