

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

August 22, 2025

[REDACTED]  
FDG CB OPCO LLC  
[REDACTED]  
[REDACTED]

RE: RIDGECREST AT CRANBERRY  
WOODS  
3020 FAIRPORT LANE  
CRANBERRY TOWNSHIP, PA, 16066  
LICENSE/COC#: 45268

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/09/2025, 07/10/2025 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:** RIDGECREST AT CRANBERRY WOODS      **License #:** 45268      **License Expiration:** 04/13/2026  
**Address:** 3020 FAIRPORT LANE, CRANBERRY TOWNSHIP, PA 16066  
**County:** BUTLER      **Region:** WESTERN

**Administrator**

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

**Legal Entity**

**Name:** FDG CB OPCO LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** / 1      **Date:** 01/29/2021      **Issued By:** Cranberry TWP

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 115      **Waking Staff:** 86

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint      **Exit Conference Date:** 07/09/2025

**Inspection Dates and Department Representative**

07/09/2025 On Site: [REDACTED]  
07/10/2025 On Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

| General Information                   |     |   |           |
|---------------------------------------|-----|---|-----------|
| License Capacity:                     | 115 | Residents Served:                       | 85        |
| Secured Dementia Care Unit            |     |   |           |
| In Home:                              | Yes | Area:                                   | 3rd Floor |
| Capacity:                             | 41  | Residents Served:                       | 30        |
| Hospice                               |     |   |           |
| Current Residents:                    | 0   |   |           |
| Number of Residents Who:              |     |   |           |
| Receive Supplemental Security Income: | 0   | Are 60 Years of Age or Older:           | 85        |
| Diagnosed with Mental Illness:        | 2   | Diagnosed with Intellectual Disability: | 0         |
| Have Mobility Need:                   | 30  | Have Physical Disability:               | 0         |

**Inspections / Reviews**

07/09/2025 - Partial  
**Lead Inspector:** [REDACTED]      **Follow Up Type:** POC Submission      **Follow Up Date:** 08/01/2025

Inspections / Reviews *(continued)*

08/12/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/22/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 08/26/2025

08/22/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/22/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

85a - Sanitary Conditions

1. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

At approximately 11:30 a.m., Resident room [redacted] occupied by resident [redacted] had a piece of feces approximately the size of a pencil eraser approximately 3 inches from the right side of the commode in the semi-private bathroom located in resident room [redacted]

At approximately 11:30 a.m., there was also a smear of fecal matter on the right side of the commode rim located in the semi-private bathroom of resident room [redacted]

At approximately 11:30 a.m., there was a smear of fecal matter approximately the size of a quarter on the shower chair in the shower stall of the semi-private bathroom located in resident room [redacted]

At approximately 12:15 p.m., there was an odor or urine nearly strong enough to evoke a gag reflex in resident room [redacted] occupied by resident [redacted]

Plan of Correction

Accept [redacted] - 08/12/2025)

Bathroom 315b was cleaned immediately after inspector's findings.

Carpet in 301 was on a weekly cleaning schedule prior to inspection. Carpet was already in the process of being replaced prior to inspection. Measurements and quote was obtained on 7/7/2025.

Carpet was replaced on 7/15/2025.

Residence Director or designee will educate Housekeeping staff on Regulation 2600.85a by 8/5/2025.

Documentation shall be kept.

Residence Director or designee will spot check 5 rooms weekly on different days, times, and locations for cleanliness and sanitary conditions starting week of 7/28/2025 and continue for the next 30 days.

Compliance monitoring will be conducted during the next QMPI meeting on 8/5/25. Documentation shall be kept further ensuring our commitment to transparency and accountability

Licensee's Proposed Overall Completion Date: 08/28/2025

Implemented [redacted] 08/22/2025)