

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

February 10, 2026

[REDACTED]
JUNIPER VILLAGE AT FOREST HILLS LLC
[REDACTED]

RE: JUNIPER VILLAGE AT FOREST HILLS
107 FALL RUN ROAD
PITTSBURGH, PA, 15221
LICENSE/COC#: 43378

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/12/2025, 12/15/2025 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: JUNIPER VILLAGE AT FOREST HILLS License #: 43378 License Expiration: 09/19/2026
 Address: 107 FALL RUN ROAD, PITTSBURGH, PA 15221
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: JUNIPER VILLAGE AT FOREST HILLS LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 02/06/1999 Issued By: Labor and Industry

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 93 Waking Staff: 70

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 12/15/2025

Inspection Dates and Department Representative

12/12/2025 - On-Site: [REDACTED]
 12/15/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 100 Residents Served: 63
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 13
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 63
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 30 Have Physical Disability: 0

Inspections / Reviews

12/12/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/28/2025

12/26/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 01/06/2026
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/02/2026

Inspections / Reviews *(continued)*

12/31/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/06/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 01/06/2026

02/10/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/06/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

141a - Medical Evaluation**1. Requirements**

2600.

141.a. A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission.

Description of Violation

Resident [REDACTED] medical evaluation, dated [REDACTED], was incomplete under the medical professional information section. No option was selected to determine if the resident's needs can be safely met at the Personal Care Home or if the resident is Nursing Facility Clinically Eligible (NFCE).

Plan of Correction**Accept [REDACTED] - 12/31/2025)**

The physician who completed the DME for Resident #1 will be contacted and asked check which box to check. The Physician's response will be recorded and initialed by the Executive Director.

The Medical Concierge or designee will complete an audit of all current resident's Med Evals to ensure they are completed within 30 days of admission.

Moving forward, Med Evals for new residents will be reviewed by the Director of Wellness or designee to ensure all any errors are caught before they are filed.

Licensee's Proposed Overall Completion Date: 01/13/2026

Implemented [REDACTED] - 02/10/2026)