

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

July 14, 2026

[REDACTED]
FAIR OAKS OPCO LLC
[REDACTED]

RE: FAIR OAKS SENIOR LIVING
2200 WEST LIBERTY AVENUE
PITTSBURGH, PA, 15226
LICENSE/COC#: 45286

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/01/2026 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: FAIR OAKS SENIOR LIVING License #: 45286 License Expiration: 11/15/2026
Address: 2200 WEST LIBERTY AVENUE, PITTSBURGH, PA 15226
County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: FAIR OAKS OPCO LLC

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: 1 Date: 04/19/2022 Issued By: City of Pittsburgh

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 145 Waking Staff: 109

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint Exit Conference Date: 06/01/2026

Inspection Dates and Department Representative

06/01/2026 On Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 Residents Served: 87

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 14

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 82
Diagnosed with Mental Illness: 20 Diagnosed with Intellectual Disability: 2
Have Mobility Need: 58 Have Physical Disability: 2

Inspections / Reviews

06/01/2026 - Partial

Lead Inspector: [REDACTED] Follow Up Type: POC Submission Follow Up Date: 06/28/2026

Inspections / Reviews (*continued*)

07/01/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/09/2026

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 07/09/2026

07/06/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/09/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission

Follow Up Date: 07/10/2026

07/14/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/09/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

25b - Contract Signatures**1. Requirements**

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated [REDACTED] for resident [REDACTED] was not signed by the resident.

Repeated Violation - [REDACTED], et al.

Plan of Correction**Accepted [REDACTED] - 07/01/2026)**

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on the resident-home contract for Resident [REDACTED] was reviewed. The resident's signature was obtained on the contract on 6/2/2026.

The Administrator/designee reviewed all current resident-home contracts to ensure that required signatures from the resident, administrator/designee, payer, and designated person were present. Any missing signatures identified during the audit were obtained immediately. This was completed by 6/10/2026.

The Administrator/designee will audit all new admission contracts to ensure compliance with contract signature requirements. Audit findings will be documented and corrective action taken immediately if any omissions are identified. This audit will start on 6/28/2026 and will continue moving forward. Documentation will be kept. Quality management meeting was held on 6/10/2026 covering this POC. Documentation was kept.

Licensee's Proposed Overall Completion Date: 06/28/2026

Implemented [REDACTED] 07/14/2026)**141a - Medical Evaluation****2. 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] initial medical evaluation form, dated [REDACTED] did not indicate if the resident's needs can be met safely at the Personal Care Home or if the resident is Nursing Facility Clinically Eligible and the resident's needs CAN NOT be met safely at [REDACTED] Personal Care Home.

Repeated Violation - [REDACTED], et al [REDACTED], et al.

Plan of Correction**Accepted [REDACTED] - 07/01/2026)**

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on Resident [REDACTED]'s initial medical evaluation form dated 7/1/2025 was incomplete and did not indicate whether the resident's needs could be safely met in the Personal Care Home or whether the resident was Nursing Facility Clinically Eligible and could not be safely served in the Personal Care Home.

The medical evaluation for Resident [REDACTED] was reviewed with the resident's medical provider on 6/5/2026. A corrected medical evaluation form was obtained and completed in its entirety, including documentation indicating whether the resident's needs can be safely met in the Personal Care Home.

141a - Medical Evaluation (continued)

All current resident medical evaluation forms were audited to ensure required sections are complete, including the determination regarding whether the resident's needs can be safely met in the Personal Care Home by Admin/Health director. This was completed by 6/20/2026. Documentation was kept.

A medical evaluation review audit will be utilized upon admission and when receiving completed medical evaluation forms to ensure all required sections have been completed before the form is filed in the resident record. This will be done by Health director and monitored by admin weekly for 3 months and monthly thereafter. This began on 6/21/2026. Documentation will be kept.

Audit results will be documented, and any deficiencies will be corrected immediately with follow-up to the medical provider as needed.

Quality management meeting was held on 6/10/2026 covering this POC. Documentation was kept.

Licensee's Proposed Overall Completion Date: 06/28/2026

Implemented - 07/14/2026

227c - Support Plan Revision**3. Requirements**

2600.

227.c. The support plan shall be revised within 30 days upon completion of the annual assessment or upon changes in the resident's needs as indicated on the current assessment.

Description of Violation

Resident uses a bedside mobility device for turning/positioning; however, resident's significant change support plan, dated , does not address the following:

- Any risks associated with it's use.
- The resident's ability to use the device safely for the intended purpose.
- Identification of the specific device to be used.
- If a cover is required to meet FDA guidelines.

Plan of Correction

Accepted - 07/06/2026

In response to the violation on by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on Resident had a bedside mobility device for turning and positioning; however, the resident did not use the device. The device was removed by maintenance director on 6/1/2026. There are not more bedside mobility devices in the facility.

A support plan review audit will be implemented to ensure all required information is included whenever a support plan is developed or revised following an assessment or significant change in condition. This audit started on 6/21/2026 and will be done by admin/health director weekly for 3 months and monthly thereafter.

Quality management meeting was held on 6/10/2026 covering this POC. Documentation was kept.

Licensee's Proposed Overall Completion Date: 07/09/2026

Implemented 07/14/2026