

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

September 15, 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 08/10/2026, 08/11/2026, 08/12/2026, 08/13/2026 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: I-1 **Date:** 04/19/2022 **Issued By:** City of Pittsburgh

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 133 **Waking Staff:** 100

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 08/14/2026

Inspection Dates and Department Representative

08/10/2026 - On-Site: [REDACTED]
08/11/2026 - On-Site: [REDACTED]
08/12/2026 - Off-Site: [REDACTED]
08/13/2026 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 **Residents Served:** 82

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 9

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 79
Diagnosed with Mental Illness: 18 **Diagnosed with Intellectual Disability:** 2
Have Mobility Need: 51 **Have Physical Disability:** 5

Inspections / Reviews

08/10/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/27/2026

Inspections / Reviews (*continued*)

08/27/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/10/2026

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 09/03/2026

08/31/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/10/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 09/11/2026

09/15/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/10/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

225c - Additional Assessment

1. Requirements

2600.

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

2. If the condition of the resident significantly changes prior to the annual assessment.

Description of Violation

Resident [REDACTED] has a physician's order for oxygen at 4 liters continuous; however, this order is not indicated on resident [REDACTED] significant change assessment, dated [REDACTED]

Plan of Correction

Accept [REDACTED] - 08/31/2026)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on Resident # [REDACTED] significant change assessment dated 8/1/26 was reviewed and updated by compliance director and admin to accurately reflect the physician's order for oxygen at 4 liters continuous on 8/14/2026. The management team was educated on ensuring all current physician orders are accurately captured during assessment completion by Compliance director on 8/17/2026. Future significant change assessments will be reviewed for accuracy prior to finalization to ensure compliance by Admin/designee.

Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally during quality management meeting for continuous improvement purposes. Quality management meeting will be held on 9/10/2026. Documentation will be kept.

Licensee's Proposed Overall Completion Date: 09/10/2026

Implemented [REDACTED] - 09/15/2026)

254c - Records Storing

2. Requirements

2600.

254.c. Resident records shall be stored in locked containers or a secured, enclosed area used solely for record storage and be accessible at all times to the administrator or the administrator's designee, and upon request, to the Department or representatives of the area agency on aging.

Description of Violation

On [REDACTED] at approximately 9:20 a.m., the narcotic log binder was unlocked, unattended, and accessible on top of the 2nd floor medication cart located next to room [REDACTED] and included controlled substance count sheets with physician orders for numerous residents, to include the following:

[REDACTED] tablets for resident [REDACTED]

[REDACTED] tablets for resident [REDACTED]

Plan of Correction

Accept [REDACTED] - 08/31/2026)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken by admin.

The narcotic log binder was immediately secured and placed in a locked medication cart to prevent unauthorized access to resident records by admin.

All medication staff will be re-educated on the facility policy regarding the secure storage and confidentiality of resident records, including narcotic logs and physician orders on 9/10/2026 by admin/RN. Documentation will be kept.

The Administrator/Designee will conduct weekly audits of medication carts and record storage areas for 30 days to ensure ongoing compliance. Starting on 9/1/2026. Documentation will be kept.

254c Records Storing (continued)

Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally during quality management meeting for continuous improvement purposes . Quality management meeting was held on 9/10/2026. Documentation will be kept.

Licensee's Proposed Overall Completion Date: 09/10/2026

Implemented ( **- 09/15/2026)**