



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **FAIR OAKS OPCO LLC**

LEGAL ENTITY

To operate **FAIR OAKS SENIOR LIVING**

NAME OF FACILITY OR AGENCY

Located at **2200 WEST LIBERTY AVENUE, PITTSBURGH, PA 15226**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **100**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **October 1, 2021** until **October 1, 2022**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **452860**

Janette Biderup
ISSUING OFFICER

Jamie J. Buchenauer
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



Emailing Date: September 30, 2021

[REDACTED]
Fair Oaks OpCo LLC
2200 West Liberty Avenue
Pittsburgh, Pennsylvania 15226

RE: Fair Oaks Senior Living
2200 West Liberty Avenue
Pittsburgh, Pennsylvania 15226
License #: 45286

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspection on August 25, 2021 of the above facility, we have found that your facility is in substantial compliance with the regulations set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) or 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie F. Buchenauer". The signature is written in a cursive style.

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosure
License

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

Facility Information

Name: *Fair Oaks Senior Living* License #: *452860* License Expiration Date:
Address: *2200 W Liberty Avenue, Pittsburgh, PA 15226*
County: *ALLEGHENY* Region: *WESTERN*

Administrator

Name: [REDACTED] Phone: *412-344-9915* Email: [REDACTED]

Legal Entity

Name: *Fair Oaks OpCo LLC*
Address: *2200 W Liberty Avenue, Pittsburgh, PA, 15226*
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *Other* Date: *01/16/2017* Issued By: *City of Pittsburgh*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *66* Waking Staff: *50*

Inspection

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *08/25/2021*

Inspection Dates and Department Representative

08/25/2021 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *100* Residents Served: *51*

Secured Dementia Care Unit

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

Hospice

Current Residents: *4*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *50*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *15* Have Physical Disability: *0*

Inspections / Reviews

08/25/2021 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/06/2021*

Inspections / Reviews *(continued)*

9/2/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *09/06/2021*

82a - Poisonous Materials

1. Requirements

2600.

82.a. Poisonous materials shall be stored in their original, labeled containers.

Description of Violation

According to staff person A, [REDACTED], a 29-ounce spray bottle containing a clear liquid with a hand-written label indicating "Sanitizer," was Shurguard Ultimate sanitizer. Original product labeling at the home indicated "In case of emergency call a poison control center or doctor for treatment advice." The bottle was stored on the top shelf of the wall cabinet located in the main kitchen utility closet.

Plan of Correction

Accept

The spray bottle containing "sanitizer" was disposed of at the time of inspection. Effective 08/27/21, product labels provided by Shurguard Utilmate Sanitizer were applied to all spray bottles containing the specific chemical. This will be standard procedure for all departments that transfer Shurguard Ultimate Sanitizer into spray bottles. ANY chemical transferred to spray bottles will have original manufacturer labels containing contents and poison control instructions. Daily, the Director of each department will be responsible for monitoring of the labels, use and storage of chemicals and spray bottles in their respective areas. Documentation will be kept.

See Attachment: Shureguard Ultimate Label.pdf

Completion Date: 08/27/2021

109b - Rabies Vaccination

1. Requirements

2600.

109.b. Cats and dogs present at the home shall have a current rabies vaccination. A current certificate of rabies vaccination from a licensed veterinarian shall be kept.

Description of Violation

At approximately 10:30 a.m., a dog named Fattie was visiting in the Oak Hall lounge; however, the home did not have a copy of the dog's current rabies vaccination. The vaccination on record expired on 3/10/18.

Plan of Correction

Accept

While a visiting pet, Fattie, was present and vaccinated at the time of the inspection, the updated records were not on file. Effective immediately, the vaccination file was updated and will continue to be updated by the Business Office Manager to ensure that all vaccinations are up to date in the "Visiting Pets" file. Documentation of all visiting pets will be kept.

See Attachment: Vaccination Record.pdf

Completion Date: 08/27/2021