

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

June 10, 2025

[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 04/30/2025 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: FAIR OAKS SENIOR LIVING **License #:** 45286 **License Expiration:** 09/05/2025
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

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 130 **Waking Staff:** 98

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 04/30/2025

Inspection Dates and Department Representative

04/30/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 **Residents Served:** 76

Secured Dementia Care Unit

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

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 74
Diagnosed with Mental Illness: 11 **Diagnosed with Intellectual Disability:** 4
Have Mobility Need: 54 **Have Physical Disability:** 1

Inspections / Reviews

04/30/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 05/22/2025

05/22/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 06/09/2025
Reviewer: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 05/29/2025

Inspections / Reviews *(continued)*

06/03/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/09/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/09/2025

06/10/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/09/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

92 - Windows

1. Requirements

2600.

92. Windows and Screens - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Description of Violation

At 1:05 p.m. the side exit door near the administrator's office was propped open with a stone. There was no screen on the door.

At approximately 2:02 p.m., there were no screens on the operable windows in the marketing director's office on the first floor.

Plan of Correction

Accept [redacted] - 06/03/2025)

Immediately on 4/30/2025 floor 1 door was shut, and marketing director window was shut, and screens were put in the window by admin. Staff training will occur on 5/27/2025 on regulation 92. This training will be done by admin/management. On 5/14/2025 a sign was placed on 1st floor door stating that the door cannot be propped open by admin. On 5/28/2025, Daily audits will be done by admin for one month and weekly thereafter on screens, door being closed and non-smoking area to ensure regulation 92 is in compliance. Documentation will be kept

Licensee's Proposed Overall Completion Date: 05/29/2025

Implemented [redacted] 06/10/2025)

144c2 - Smoking Area Distance

2. Requirements

2600.

144.c. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following:

- 2. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following: Location of a smoking room or outside smoking area a safe distance from heat sources, hot water heaters, combustible or flammable materials and away from common walkways and exits.

Description of Violation

The home's designated smoking area for staff is located behind the garage across from the rear of the home. However, at approximately 1:17 p.m., the approximately 14'X6½' employee entrance ramp outside of the 1st floor stairwell exit door which is covered with approximately 24" X 24" indoor/outdoor brown colored carpeting squares had numerous burn holes from what appears to be cigarettes. There were also ash and burn marks on the brick wall along the entrance ramp. Several cigarette butts were observed lying on the carpeting amongst some dried leaves that were gathered on the ramp.

Plan of Correction

Accept [redacted] - 06/03/2025)

Immediately on 4/30/2025 housekeeper and maintenance cleaned all cigarette butts up at the employee entrance. Housekeeper then walked around the entire facility and cleaned any debris found. Staff training on regulation 144c2 will occur on 5/21/2025 for all staff. This training will be done by admin/management. on 5/14/2025, No smoking signs were placed at the employee entrance and directions to the correct designated smoking area will be hung also. Any staff that does not follow regulation 144c2 will be disciplined immediately. On 5/28/2025, Daily audits will be done by admin for one month and weekly thereafter on screens, door being closed and non-smoking area to

144c2 Smoking Area Distance (continued)

ensure regulation 144c2 is in compliance. All documentation will be kept.

Licensee's Proposed Overall Completion Date: 05/29/2025

Implemented [REDACTED] - 06/10/2025)