

SPRING HILL REHABILITATION AND NURSING CENTER

Report ID: CCN 395666

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§ 1 Facility Identity

Facility	SPRING HILL REHABILITATION AND NURSING CENTER
CCN	395666
Location	2170 RHINE STREET, PITTSBURGH, PA, 15212
Ownership type	For profit - Limited Liability company
Certified beds	100

§ 2 CMS Federal Record

Civil money penalties on file	\$19,366
Deficiency citations — current cycle	75 (525% vs prior 24 months (12))
Deficiency citations — prior 24 months	12
Immediate Jeopardy — current cycle	3
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	SFF candidate
Abuse icon	Yes — CMS abuse icon currently listed

§ 3 Federal Penalties in Context

This facility — penalties on file	\$19,366
PA state average	\$25,102 (this facility is 0.8× the PA average)
National average	\$31,239 (this facility is 0.6× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 75 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F607	Develop and implement policies and procedures to prevent abuse, neglect, and theft.	L · Immediate Jeopardy	Complaint
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	J · Immediate Jeopardy	Complaint
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	J · Immediate Jeopardy	Complaint
F697	Provide safe, appropriate pain management for a resident who requires such services.	G	Complaint
F908	Keep all essential equipment working safely.	F	Complaint
F837	Establish a governing body that is legally responsible for establishing and implementing policies for managing and operating the facility and appoints a properly licensed administrator responsible for managing the facility.	F	Complaint
F602	Protect each resident from the wrongful use of the resident's belongings or money.	E	Complaint
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	E	Complaint
F610	Respond appropriately to all alleged violations.	E	Complaint
F835	Administer the facility in a manner that enables it to use its resources effectively and efficiently.	E	Complaint
F558	Reasonably accommodate the needs and preferences of each resident.	E	Complaint
F730	Observe each nurse aide's job performance and give regular training.	E	Complaint
F941	Develop, implement, and/or maintain an effective training program that includes effective communications for direct care staff members.	E	Complaint

F942	Ensure that staff members are educated on resident rights and facility responsibilities to properly care for its residents.	E	Complaint
F943	Give their staff education on dementia care, and what abuse, neglect, and exploitation are; and how to report abuse, neglect, and exploitation.	E	Complaint
F944	Conduct mandatory training, for all staff, on the facility's Quality Assurance and Performance Improvement Program.	E	Complaint
F945	Include as part of its infection prevention and control program, mandatory training that includes written standards, policies, and procedures for the program.	E	Complaint
F946	Provide training in compliance and ethics.	E	Complaint
F947	Ensure nurse aides have the skills they need to care for residents, and give nurse aides education in dementia care and abuse prevention.	E	Complaint
F949	Provide behavior health training consistent with the requirements and as determined by a facility assessment.	E	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Complaint
F695	Provide safe and appropriate respiratory care for a resident when needed.	E	Complaint
F880	Provide and implement an infection prevention and control program.	E	Complaint
F558	Reasonably accommodate the needs and preferences of each resident.	E	Complaint
F693	Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.	E	Complaint
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	E	Standard survey
F726	Ensure that nurses and nurse aides have the appropriate competencies to care for every resident	E	Standard survey

in a way that maximizes each resident's well being.

F755	Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.	E	Standard survey
F756	Ensure a licensed pharmacist perform a monthly drug regimen review, including the medical chart, following irregularity reporting guidelines in developed policies and procedures.	E	Standard survey
F758	Implement gradual dose reductions(GDR) and non-pharmacological interventions, unless contraindicated, prior to initiating or instead of continuing psychotropic medication; and PRN orders for psychotropic medications are only used when the medication is necessary and PRN use is limited.	E	Standard survey
F809	Ensure meals and snacks are served at times in accordance with resident's needs, preferences, and requests. Suitable and nourishing alternative meals and snacks must be provided for residents who want to eat at non-traditional times or outside of scheduled meal times.	E	Standard survey
F825	Provide or get specialized rehabilitative services as required for a resident.	E	Standard survey
F850	Hire a qualified full-time social worker in a facility with more than 120 beds.	E	Standard survey
F868	Have the Quality Assessment and Assurance group have the required members and meet at least quarterly	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F882	Designate a qualified infection preventionist to be responsible for the infection prevent and control program in the nursing home.	E	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Complaint
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies.	D	Complaint

F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F607	Develop and implement policies and procedures to prevent abuse, neglect, and theft.	D	Complaint
F755	Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.	D	Complaint
F836	Ensure the facility is licensed under applicable State and local law and operates and provides services in compliance with all applicable Federal, State, and local laws, regulations, and codes, and with accepted professional standards.	D	Complaint
F729	Verify that a nurse aide has been trained; and if they haven't worked as a nurse aide for 2 years, receive retraining.	D	Complaint
F835	Administer the facility in a manner that enables it to use its resources effectively and efficiently.	D	Complaint
F849	Arrange for the provision of hospice services or assist the resident in transferring to a facility that will arrange for the provision of hospice services.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Complaint

F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Complaint
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Complaint
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies.	D	Complaint
F760	Ensure that residents are free from significant medication errors.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint
F569	Notify each resident of certain balances and convey resident funds upon discharge, eviction, or death.	D	Standard survey
F620	Not require residents to give up Medicare or Medicaid benefits, or pay privately as a condition of admission; and must tell residents what care they do not provide.	D	Standard survey
F622	Not transfer or discharge a resident without an adequate reason; and must provide documentation and convey specific information when a resident is transferred or discharged.	D	Standard survey
F623	Provide timely notification to the resident, and if applicable to the resident representative and ombudsman, before transfer or discharge, including appeal rights.	D	Standard survey
F625	Notify the resident or the resident's representative in writing how long the nursing home will hold the resident's bed in cases of transfer to a hospital or therapeutic leave.	D	Standard survey

F676	Ensure residents do not lose the ability to perform activities of daily living unless there is a medical reason.	D	Standard survey
F693	Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.	D	Standard survey
F697	Provide safe, appropriate pain management for a resident who requires such services.	D	Standard survey
F698	Provide safe, appropriate dialysis care/services for a resident who requires such services.	D	Standard survey
F699	Provide care or services that was trauma informed and/or culturally competent.	D	Standard survey
F710	Obtain a doctor's order to admit a resident and ensure the resident is under a doctor's care.	D	Standard survey
F740	Ensure each resident must receive and the facility must provide necessary behavioral health care and services.	D	Standard survey
F745	Provide medically-related social services to help each resident achieve the highest possible quality of life.	D	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	D	Standard survey
F883	Develop and implement policies and procedures for flu and pneumonia vaccinations.	D	Standard survey
F908	Keep all essential equipment working safely.	D	Standard survey
F943	Give their staff education on dementia care, and what abuse, neglect, and exploitation are; and how to report abuse, neglect, and exploitation.	D	Standard survey
F610	Respond appropriately to all alleged violations.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: POLLAK HOLDINGS (6 facilities); Owner on file: POLLAK HOLDINGS LLC (organization)
Ownership chain	POLLAK HOLDINGS (6 facilities)
Penalties vs chain average	\$19,366 vs \$124,530 (0.2× the chain average)
Current deficiencies vs chain average	75 vs 41.8 (1.8× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	1 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	3 / 5 (state avg 3.6 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/395666
Snapshot SHA-256	622c99b8dcfbfabce54a9e22208aa19b7d9f1326ed444236a6beac23e42aa3c9
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 395666.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 622c99b8dcfb.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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