

FRIENDSHIP VILLAGE OF SOUTH HI

Report ID: CCN 395688
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§ 1 Facility Identity

Facility	FRIENDSHIP VILLAGE OF SOUTH HI
CCN	395688
Location	1290 BOYCE ROAD, PITTSBURGH, PA, 15241
Ownership type	For profit - Corporation
Certified beds	89

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	12 (500% vs prior 24 months (2))
Deficiency citations — prior 24 months	2
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$0
PA state average	\$25,102 (this facility is 0.0× the PA average)
National average	\$31,239 (this facility is 0.0× 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 12 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
F585	Honor the resident's right to voice grievances without discrimination or reprisal and the facility must establish a grievance policy and make prompt efforts to resolve grievances.	E	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	E	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.	E	Standard survey
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	D	Complaint
F604	Ensure that each resident is free from the use of physical restraints, unless needed for medical treatment.	D	Standard survey
F605	Prevent the use of unnecessary psychotropic medications or use medications that may restrain a resident's ability to function.	D	Standard survey
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Complaint
F575	Post a list of names, addresses, and telephone numbers of all pertinent State agencies and advocacy groups and a statement that the resident may file a complaint with the State Survey Agency.	C	Standard survey
F579	Provide information about how to apply for and use Medicare and Medicaid benefits.	C	Standard survey
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed,	C	Standard survey

and revised by a team of health professionals.

F944	Conduct mandatory training, for all staff, on the facility's Quality Assurance and Performance Improvement Program.	C	Standard survey
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§ 5 Ownership & Chain Context

Ownership record	Chain: LIFESPACE COMMUNITIES (16 facilities); Owner on file: LIFESPACE COMMUNITIES INC (organization)
Ownership chain	LIFESPACE COMMUNITIES (16 facilities)
Penalties vs chain average	\$0 vs \$14,304 (0.0× the chain average)
Current deficiencies vs chain average	12 vs 6.2 (1.9× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 3 · US avg 3)
Health inspection	3 / 5 (state avg 2.8 · US avg 2.8)
Staffing	3 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	4 / 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/395688
Snapshot SHA-256	ecd7453d803a32d70476437a4106fa9e5fcb2e0e154e57d5358f6ee4b3ede6f2
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 395688.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash ecd7453d803a.
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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