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

October 7, 2026

[redacted]
ARDEN COURTS NORTH HILLS OF PITTSBURGH PA LLC
[redacted]

RE: ARDEN COURTS (NORTH HILLS)
1125 PERRY HIGHWAY
PITTSBURGH, PA, 15237
LICENSE/COC#: 43553

[redacted],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/03/2026 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: *ARDEN COURTS (NORTH HILLS)* **License #**: *43553* **License Expiration**: *05/18/2027*

Address: *1125 PERRY HIGHWAY, PITTSBURGH, PA 15237*

County: *ALLEGHENY* **Region**: *WESTERN*

Administrator

Name: [redacted] **Phone**: [redacted] **Email**: [redacted]

Legal Entity

Name: *ARDEN COURTS NORTH HILLS OF PITTSBURGH PA LLC*

Address: [redacted]

Phone: [redacted] **Email**: [redacted]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* **Total Daily Staff**: *112* **Waking Staff**: *84*

Inspection Information

Type: *Partial* **Notice**: *Unannounced* **BHA Docket #**:

Reason: *Complaint* **Exit Conference Date**: *09/03/2026*

Inspection Dates and Department Representative

09/03/2026 On Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *56* **Residents Served**: *56*

Secured Dementia Care Unit

In Home: *Yes* **Area**: *Entire Home* **Capacity**: *56* **Residents Served**: *56*

Hospice

Current Residents: *16*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *56*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *56*

Have Physical Disability: *0*

Inspections / Reviews

09/03/2026 - Partial

Lead Inspector: [redacted] **Follow Up Type**: *POC Submission* **Follow Up Date**: *09/17/2026*

09/17/2026 POC Submission

Submitted By: [redacted] **Date Submitted**: *10/07/2026*

Reviewer: [redacted] **Follow Up Type**: *POC Submission* **Follow Up Date**: *09/23/2026*

Inspections / Reviews *(continued)*

09/24/2026 POC Submission

Submitted By: [redacted] **Date Submitted:** *10/07/2026*

Reviewer: [redacted] **Follow Up Type:** *Document Submission* **Follow Up Date:** *10/08/2026*

10/07/2026 Document Submission

Submitted By: [redacted] **Date Submitted:** *10/07/2026*

Reviewer: [redacted] **Follow Up Type:** *Not Required*

121a Unobstructed Egress

1. Requirements

2600.
121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

At approximately 9:20am, there was a chair in front of the emergency exit door near bedroom [redacted] in "Berry Ridge", blocking this egress route.

Plan of Correction ***Directed [redacted] - 09/24/2026)***

On 9/3/26 the chair was removed from in front of the exit door as soon as it was found.

All staff are being re-educated by In-service for Regulation 2600.121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed. (DIRECTED: The administrator shall re-educate all current staff persons on regulation 2600.121a by 10/8/26. Documentation of the staff education shall be kept. [redacted] 9/24/26).

Due to having residents who will push an empty wheelchair, and they have the potential to leave that chair sitting somewhere it shouldn't be, ALL staff will need to be observant daily for any empty wheelchairs blocking stairs, hallways, doorways, passageways and egress routs.

Blocked Exit Doors has been added to the Daily Maintenance Rounds Checklist.

DIRECTED: Beginning on 9/26/26: A designated staff person shall inspect the entire home daily for 1 week then weekly thereafter to ensure all stairways, hallways, doorways, passageways and egress routes from rooms and from the building are unlocked and unobstructed. [redacted] 9/24/26

Proposed Overall Completion Date: 09/24/2026

Directed Completion Date: *10/08/2026*

Implemented[redacted] - 10/07/2026)