

Department of Human Services
Bureau of Human Service Licensing

June 29, 2021

██████████ EXECUTIVE DIRECTOR
ARDEN COURTS NORTH HILLS OF PITTSBURGH PA LLC
333 NORTH SUMMIT STREET
TOLEDO, OH 43604

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

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/12/2021, 04/01/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Janine Wenzig

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Department of Human Services
Bureau of Human Service Licensing

June 9, 2021

██████████ EXECUTIVE DIRECTOR
ARDEN COURTS NORTH HILLS OF PITTSBURGH PA LLC
333 NORTH SUMMIT STREET
TOLEDO, OH 43604

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

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 04/12/2021, 04/01/2021 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

All citations specified on the plan of correction must be corrected by the dates specified on the License Inspection Summary (violation report) and continued compliance with Department statutes and regulations must be maintained.

Sincerely,
Janine Wenzig

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: ARDEN COURTS OF NORTH HILLS **License #:** 43553 **License Expiration Date:** 05/18/2022
Address: 1125 PERRY HIGHWAY, PITTSBURGH, PA 15237
County: ALLEGHENY **Region:** WESTERN

Administrator

Name: [REDACTED] **Phone:** 4123697887 **Email:**
[REDACTED]
[REDACTED]

Legal Entity

Name: ARDEN COURTS NORTH HILLS OF PITTSBURGH PA LLC
Address: 333 NORTH SUMMIT STREET, TOLEDO, OH, 43604
Phone: 4123697887 **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 11/12/1996 **Issued By:** Labor & Industry
Type: C-2 LP **Date:** 11/12/1996 **Issued By:** Labor & Industry

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 58 **Waking Staff:** 44

Inspection

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 05/17/2021

Inspection Dates and Department Representative

04/12/2021 - On-Site: [REDACTED]
04/14/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 56 **Residents Served:** 29

Secured Dementia Care Unit

In Home: Yes **Area:** Entire Bldg. **Capacity:** 56 **Residents Served:** 29

Hospice

Current Residents: 9

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 29
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 29 **Have Physical Disability:** 0

Inspections / Reviews

04/12/2021 - Full

Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow-Up Date: *06/11/2021*

6/9/2021 POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *06/11/2021*

6/29/2021 - Document Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Not Required*

88a - Surfaces

1. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

The door leading into the Cottage Lane House from the courtyard had an inoperable latch and lock. Cottage Lane House is not in use, and is locked from the main area inside of the home leading into this house. Though the door yellow tape indicating no entry, it is possible for a resident to enter that hallway.

Plan of Correction

Accept

Cottage Lane now has an operable latch and lock. This door is now key locked since the house is not in use. The work was completed on 5/11/21 and the invoice was received on 5/20/21.

Completion Date: 05/11/2021

Document Submission

Implemented

Cottage Lane now has an operable latch and lock. This door is now key locked since the house is not in use. The work was completed on 5/11/21 and the invoice was received on 5/20/21.

233c - Key-Locking Devices

1. Requirements

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

On 4/12/2021, there were directions for the operation posted in a conspicuous and public place for the locking mechanisms in multiple areas, as follows:

- *The gate leading from the courtyard to the front sidewalk of the home*
- *The emergency exit door leading from the courtyard into the Boat House*
- *The emergency exit door leading from the courtyard into the Garden Path House*

Plan of Correction

Accept

The Building Services Coordinator will check all doors and gates for posted directions when doing the Weekly/Daily Rounds Checklist.

Completion Date: 04/12/2021

Document Submission

Implemented

The Building Services Coordinator will check all doors and gates for posted directions when doing the Weekly/Daily Rounds Checklist.

Completion Date: 04/12/2021