

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

July 30, 2025

[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 licensing inspections on 07/28/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: ARDEN COURTS (NORTH HILLS) **License #:** 43553 **License Expiration:** 05/18/2026
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

Type: C-2 LP **Date:** 11/12/1996 **Issued By:** Labor and Industry
Type: Other **Date:** 12/09/1996 **Issued By:** Township of Ross

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 108 **Waking Staff:** 81

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 07/28/2025

Inspection Dates and Department Representative

07/28/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 56 **Residents Served:** 54

Secured Dementia Care Unit

In Home: Yes **Area:** Entire Home **Capacity:** 56 **Residents Served:** 54

Hospice

Current Residents: 15

Number of Residents Who:

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

Inspections / Reviews

07/28/2025 Partial

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

NO DEFICIENCIES FOUND