

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

November 17, 2025

[REDACTED]
MERCY LIFE CENTER CORPORATION

[REDACTED]
ATTN: LICENSING/COMPLIANCE
[REDACTED]

RE: GARDEN VIEW MANOR
441 SWISSVALE AVENUE
PITTSBURGH, PA, 15221
LICENSE/COC#: 44069

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/27/2025 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: GARDEN VIEW MANOR License #: 44069 License Expiration: 05/27/2026
 Address: 441 SWISSVALE AVENUE, PITTSBURGH, PA 15221
 County: ALLEGHENY Region: WESTERN

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: MERCY LIFE CENTER CORPORATION
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: 53 Waking Staff: 40

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint Exit Conference Date: 10/29/2025

Inspection Dates and Department Representative

10/27/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 56 Residents Served: 50
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 0
 Number of Residents Who:
 Receive Supplemental Security Income: 49 Are 60 Years of Age or Older: 25
 Diagnosed with Mental Illness: 50 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 3 Have Physical Disability: 0

Inspections / Reviews

10/27/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/08/2025

11/12/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 11/14/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/18/2025

Inspections / Reviews *(continued)*

11/12/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/14/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 11/14/2025

11/17/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/14/2025

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 10:06am, a card swipe locking mechanism was present on the emergency exit door from the ground floor chapel to the main driveway area. A push bar was present on this door; however, an agent of the Department was unable to open the door using the push bar without using excessive force.

Plan of Correction

Directed [REDACTED] (11/12/2025)

Plan of Correction:

- *On 10/27/2025 during the inspection the housekeeping supervisor scheduled a maintenance appointment to have the door swipe panel on the inside of the chapel removed.*
- *On 10/31/2025 the door swipe panel was removed ensuring that this egress way is free from any restrictive measures that delay emergency evacuations. Once the swipe card system was removed from the door, the door was tested and able to open easily and immediately as intended with use of the push bar.*
- *On 11/4/2025 Garden View Supervisors updated the housekeeping checklist to include ongoing monitoring of all emergency exit doors to ensure that egress routes are unobstructed. The housekeeping staff will complete the daily housekeeping checklist, and the housekeeping supervisor will submit the completed daily housekeeping checklists to the PCHA/Supervisors each week. Garden View PCHA/Supervisors will monitor and review the daily housekeeping checklist every week to prevent future occurrences and to ensure ongoing compliance with Regulation 2600.121a Unobstructed Egress.*
- *Garden View leaders (Supervisors, PCHA) will monitor and review the Unobstructed Egress daily checklist weekly to verify adherence.*
- *Completed housekeeping checklist forms will be maintained in the "Housekeeping" binder in the ground floor supervisor's office.*
- *On 11/13/2025, direct care colleagues will receive a targeted in-service review of Regulation 121a facilitated by Garden View's PCHA/Supervisors, including instructions on how to test push bars for proper egress. Any future obstruction or delayed egress identified will be escalated immediately to maintenance, with same-shift correction requested. (DIRECTED: Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 11/12/25).*
- *Documentation of education is kept in accordance with Regulation 2600.65(j) and maintained in the staff meeting/training binder in the ground floor supervisor's office.*

Proposed Overall Completion Date: 11/14/2025

Directed Completion Date: 11/14/2025

Implemented [REDACTED] (11/17/2025)