

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

February 10, 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 12/18/2025, 12/19/2025 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: 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:** 106 **Waking Staff:** 80

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 12/19/2025

Inspection Dates and Department Representative

12/18/2025 **On Site:** [REDACTED]
 12/19/2025 **On Site:** [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 56		Residents Served: 53	
Secured Dementia Care Unit			
In Home: Yes	Area: Entire home	Capacity: 56	Residents Served: 0
Hospice			
Current Residents: 11			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 53	
Diagnosed with Mental Illness: 0		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 53		Have Physical Disability: 0	

Inspections / Reviews

12/18/2025 - Full
Lead Inspector: [REDACTED] **Follow Up Type:** POC Submission **Follow Up Date:** 01/18/2026

Inspections / Reviews (*continued*)

01/16/2026 POC Submission

Submitted By: [REDACTED] Date Submitted: 02/06/2026
Reviewer: [REDACTED] Follow Up Type: POC Submission Follow Up Date: 01/22/2026

01/23/2026 POC Submission

Submitted By: [REDACTED] Date Submitted: 02/06/2026
Reviewer: [REDACTED] Follow Up Type: Document Submission Follow Up Date: 02/06/2026

02/10/2026 Document Submission

Submitted By: [REDACTED] Date Submitted: 02/06/2026
Reviewer: [REDACTED] Follow Up Type: Not Required

103g - Storing Food

1. Requirements

2600.
103.g. Food shall be stored in closed or sealed containers.

Description of Violation

On [REDACTED] at 11:36am, there was an opened and unsealed bag containing 3 asiago cheese bagels present in the home's activities room freezer.

Plan of Correction

Directed [REDACTED] - 01/23/2026)

In response to the violation on 12/18/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 12/18/2025 by the Building Services Coordinator to be compliant. The opened and unsealed bag containing bagels was thrown away.

To enhance the current compliant operations, starting on 01/15/2026 the Lifestyle Enrichment (Activities) Staff will check the Studio refrigerator/freezer daily for Food Storage compliance, with a completion date of 05/15/2026.

Effective 1/15/26 Executive Director will perform checking the compliance of the Lifestyle Enrichment Staff on the completion of daily Food Storage Compliance checks. Executive Director will perform these checks weekly for 2 weeks, then monthly for 3 months through 5/16/26 to maintain ongoing compliance. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

DIRECTED: By 2/6/26: The administrator shall re-educate all current staff persons on ensuring all food is stored in closed or sealed containers. Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 1/23/26

Proposed Overall Completion Date: 05/15/2026

Directed Completion Date: 02/06/2026

Implemented [REDACTED] - 02/10/2026)

183d - Prescription Current

2. Requirements

2600.
183.d. Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

Description of Violation

On [REDACTED], resident [REDACTED] s [REDACTED] capsules were discontinued by resident [REDACTED]'s prescriber; however, on [REDACTED], the medication was still present in the home's medication cart.

Plan of Correction

Directed [REDACTED] - 01/23/2026)

In response to the violation on 12/19/2025 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 12/19/2025 by the Resident Services Coordinator. To be compliant the Resident Services Coordinator removed the discontinued medication from the medication cart.

183d Prescription Current (continued)

Starting on 01/15/2026 the Resident Services Coordinator, Resident Services Supervisor or Med Tech will check in any delivery of current prescriptions, OTC, sample and CAM by pharmacy or family member to the Health Center where it can be compared against the residents MAR/orders before being placed in a Med Cart. See attached in service for RSC, RSS, Med Techs. See attached Check in Manifest Sheets, with a completion date of 05/21/2026.

Effective 01/22/2026 the Resident Services Coordinator will perform cart audits weekly for 2 weeks, monthly for 4 months for 10-14 residents through 05/21/2026 to maintain ongoing compliance. RSC will ensure only current prescription, OTC, sample and CAM for individuals living in the home will be kept in the home by overseeing Med Cart audits. See attached Med Cart Audit Sheet. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

DIRECTED: By 2/6/26: The administrator shall re-educate all staff persons qualified to administer medications on the home's procedures for removing medications from the home immediately upon receipt of a change/discontinued order from a resident's prescriber in accordance with 2600.183d. Documentation of the staff education shall be kept in accordance with 2600.65i. [REDACTED] 1/23/26

Proposed Overall Completion Date: 05/21/2026

Directed Completion Date: 02/06/2026

Implemented [REDACTED] - 02/10/2026)