

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

February 17, 2026

[REDACTED]
ARDEN COURTS OF MONROEVILLE PA LLC

[REDACTED]
ATTN LICENSURE SUPPORT
[REDACTED]

RE: ARDEN COURTS (MONROEVILLE)
120 WYNGATE DRIVE
MONROEVILLE, PA, 15146
LICENSE/COC#: 43552

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/29/2026 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 (MONROEVILLE) **License #:** 43552 **License Expiration:** 11/04/2026
Address: 120 WYNGATE DRIVE, MONROEVILLE, PA 15146
County: ALLEGHENY **Region:** WESTERN

Administrator

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

Legal Entity

Name: ARDEN COURTS OF MONROEVILLE PA LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 92 **Waking Staff:** 69

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 01/29/2026

Inspection Dates and Department Representative

01/29/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 56 **Residents Served:** 46

Secured Dementia Care Unit

In Home: Yes **Area:** Entire Home **Capacity:** 56 **Residents Served:** 46

Hospice

Current Residents: 13

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 46
Diagnosed with Mental Illness: 1 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 46 **Have Physical Disability:** 0

Inspections / Reviews

01/29/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 02/19/2026

02/13/2026 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 02/17/2026
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 02/19/2026

Inspections / Reviews *(continued)*

02/17/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/17/2026

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 10:35am, the emergency exit door located in the Dockside dining area only opened approximately 2.5 feet then became jammed and wedged on the concrete.

At 11:33am, the emergency exit door located in the Harvest Glen dining area only opened approximately 2.75 feet then became jammed and wedged on the concrete.

Plan of Correction

Accept [redacted] - 02/13/2026)

Immediate Actions: In response to the violation on 01/29/2026 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 01/29/2026 by the Building Services Coordinator. On 01/29/2026, the door framing and hinges at both the Dockside and Harvest Glen exit doors were repaired/modified by Scherer Lock & Supply. After repairs were completed, the Executive Director, Building Services Coordinator and DHS State surveyor tested both doors on 01/29/2026, confirming that each door opens fully without obstruction or scraping on the heaving concrete outside.

Preventative Actions: After corrective work was completed, the Building Services Coordinator received education from the Executive Director on 01/30/2026 regarding 55 PA Code 2600. 121a. Also, the importance of monitoring exterior exit thresholds during winter weather and freeze-thaw periods. The Coordinator was educated on recognizing early signs of concrete heaving, restricted door swing, and environmental factors that may impact egress. The Coordinator was also directed to check exterior egress doors during routine rounds throughout the winter months and to report any change in door clearance immediately to the Executive Director. This education reinforces existing expectations and ensures that any similar issue is identified and corrected promptly.

Compliance Monitoring: Building Services Coordinator will inspect all exterior egress doors on a daily basis confirming unrestricted egress x 1 week, starting 1/31/2026 until 2/6/2026. Building Services Coordinator will then inspect all exterior egress doors on a weekly basis confirming unrestricted egress x 4 weeks, starting on 2/7/2026. Finally, Building Services Coordinator will inspect all exterior egress doors on a daily basis confirming unrestricted egress x 1 month or until freezing temperatures subside, starting on 3/7/2026.

Oversight will be conducted by Executive Director during compliance monitoring and any issues, results or performance improvement issues will be discussed at next Q1 QA/QAPI meeting scheduled for 4/7/2026.

Licensee's Proposed Overall Completion Date: 02/13/2026

Implemented [redacted] - 02/17/2026)