

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

March 13, 2026

[REDACTED]
SOUTHWESTERN HEALTHCARE OPERATIONS LLC
[REDACTED]

RE: THE RESIDENCE AT ARROWOOD
512 N LEWIS RUN ROAD
PITTSBURGH, PA, 15122
LICENSE/COC#: 45215

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/18/2026 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: THE RESIDENCE AT ARROWOOD License #: 45215 License Expiration: 12/06/2026
 Address: 512 N LEWIS RUN ROAD, PITTSBURGH, PA 15122
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: SOUTHWESTERN HEALTHCARE OPERATIONS LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 03/10/1997 Issued By: Borough of Pleasant Hills
 Type: C-2 LP Date: 12/05/2013 Issued By: Borough of Pleasant Hills

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 66 Waking Staff: 50

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 02/18/2026

Inspection Dates and Department Representative

02/18/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 84 Residents Served: 52
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 10
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 51
 Diagnosed with Mental Illness: 4 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 14 Have Physical Disability: 3

Inspections / Reviews

02/18/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 03/13/2026

03/05/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 03/12/2026
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/10/2026

Inspections / Reviews *(continued)*

03/13/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 03/12/2026

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

At 11:00 a.m., there were two section ceiling tiles, measuring 2x4 feet, that were exposed to moisture and damaged. One section was removed, the other section pushed back and turned at an angle, leaving 3/4 of the third-floor dining room ceiling open and exposed.

Plan of Correction

Accept [REDACTED] - 03/05/2026)

On 2/25/26 ceiling towels were replaced . on 3/2/36 all maintenance and housekeeping staff was trained on regulation 2600 88a , a record of training will be kept . Administrator or designee will audit each floor once weekly x4 beginning 3/2/26 to ensure compliance of regulation 2600 88a.

Licensee's Proposed Overall Completion Date: 03/30/2026

Implemented [REDACTED] 03/13/2026)