

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

April 8, 2026

[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 licensing inspections on 03/18/2026 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: 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

Type: 1 2 Date: 04/08/2010 Issued By: Labor and Industry

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 52 Waking Staff: 39

Inspection Information

Type: Partial Notice: Announced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 03/18/2026

Inspection Dates and Department Representative

03/18/2026 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: 50 Are 60 Years of Age or Older: 25
 Diagnosed with Mental Illness: 50 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 2 Have Physical Disability: 0

Inspections / Reviews

03/18/2026 - Partial
 Lead Inspector: [REDACTED] Follow Up Type: Not Required

NO DEFICIENCIES FOUND