

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

July 2, 2026

[REDACTED]
LIFESPACE COMMUNITIES INC
[REDACTED]

ATTN: ACCOUNTS PAYABLE
[REDACTED]

RE: FRIENDSHIP VILLAGE OF SOUTH
HILLS
1296 BOYCE ROAD
UPPER SAINT CLAIR, PA, 15241
LICENSE/COC#: 45077

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 07/01/2026 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: FRIENDSHIP VILLAGE OF SOUTH HILLS **License #:** 45077 **License Expiration:** 11/18/2026
Address: 1296 BOYCE ROAD, UPPER SAINT CLAIR, PA 15241
County: ALLEGHENY **Region:** WESTERN

Administrator

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

Legal Entity

Name: LIFESPACE COMMUNITIES INC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-2 **Date:** 09/09/2019 **Issued By:** Township of Upper St. Clair

Staffing Hours

Resident Support Staff: 32 **Total Daily Staff:** 146 **Waking Staff:** 110

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 07/01/2026

Inspection Dates and Department Representative

07/01/2026 - On-Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 102 **Residents Served:** 82

Special Care Unit

In Residence: Yes **Area:** Memory Care **Capacity:** 32 **Residents Served:** 32

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 82
Diagnosed with Mental Illness: 4 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 32 **Have Physical Disability:** 0

Inspections / Reviews

07/01/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND