



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to WELLTOWER OPCO GROUP LLC

LEGAL ENTITY

To operate HEMSLEY HOUSE PERSONAL & MEMORY CARE OF MCCANDLESS

NAME OF FACILITY OR AGENCY

Located at 900 LINCOLN CLUB DRIVE, PITTSBURGH, PA 15237

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 153

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 40

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from December 15, 2025 until December 15, 2026,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **448800**

  
ISSUING OFFICER

  
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable  
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23



# Pennsylvania Department of Human Services

Emailing Date : December 2, 2025

Welltower OPCO Group LLC  
[REDACTED]

RE: Hemsley House Personal Care & Memory Care of  
McCandless  
900 Lincoln Club Drive  
Pittsburgh, Pennsylvania 15237  
Certificate #: 448800

Dear Welltower OPCO Group LLC:

The Department has received your November 12, 2025 renewal application to operate the above Personal Care Home pursuant to Title 55, PA Code, Chapter 2600. A regular license is being issued in response to your application. Your license is enclosed.

Please be advised that, pursuant to 55 Pa.Code § 20.31 (relating to annual inspection), the Department is required to conduct an onsite inspection of the above Personal Care Home at least once every twelve months. The Department will conduct an inspection Hemsley House Personal Care & Memory Care of McCandless within the next twelve months. If evidence of non-compliance with Title 55, PA Code, Chapter 2600 is found during the inspection, the Department will take appropriate enforcement action.

If you have any questions about the Department's process, please contact the Bureau of Human Services Licensing's Provider Support Hotline at 1-866-503-3926 or by electronic mail at [ra-pwarlheadquarters@state.pa.us](mailto:ra-pwarlheadquarters@state.pa.us).

Sincerely,

A handwritten signature in cursive script that reads "Juliet Marsala".

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosure  
License